

City of Stockton

**Consolidated Plan
2020-2025
and
Action Plan
2020-2021**

June 23, 2020



Economic Development Department
400 East Main Street
Stockton, CA 95202

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Stockton Consolidated Plan is designed to help the jurisdiction assess its affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for the community-wide dialogue necessary to identify housing and community development priorities that can be used to align funding provided through the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) grant programs with other local planning efforts and needs. The three federal CPD formula block grant funding programs administered by HUD that are applicable to this Consolidated Plan include the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership (HOME) Program, and the Emergency Solutions Grant (ESG) Program. HUD also administers the Housing Opportunities for Persons with AIDS (HOPWA) Program, though the City of Stockton is not a participating jurisdiction. The Consolidated Plan is implemented through Annual Action Plans, which provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to address identified needs and goals, as described in the Consolidated Plan. For example, the 2020-2021 Action Plan outlines the activities that will be undertaken during the program year beginning July 1, 2020 and ending June 30, 2021 using the CDBG, HOME, and ESG program funds. At the end of each fiscal year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) that records the progress made each year toward the achievement of goals and objectives identified in the Consolidated Plan.

The Economic Development Department of the City of Stockton is responsible for the development and implementation of the Consolidated Plan, as well as oversight of the activities identified in Annual Action Plans. The Economic Development Department consists of several divisions, which work together to administer all CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, providing coordination with other divisions as necessary and appropriate. In addition, staff also collaborate with an extensive network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives. This Plan was developed in accordance with HUD guidance and utilized the eCon Planning Suite (Version 11.15) and Consolidated Plan template provided in the Integrated Disbursement and Information System (IDIS). Much of the data referenced in the Plan were provided by HUD and include data from the 2011-2015 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS), as well as the Homeless Management Information System (HMIS), among other data sources. As necessary, the default data are supplemented with data from the U.S. Census Bureau various departments of the State of California, and assorted local datasets. The Plan is divided into six sections, including this executive summary, a review of the plan development process, a comprehensive Needs Assessment, a housing Market Analysis, a Strategic Plan, and an annual Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Priority needs are those that are addressed by goals outlined in the Strategic Plan. Priority is assigned based on the level of need, as demonstrated by the data collected during the preparation of the plan, and presented in the Needs Assessment and Market Analysis. Other important factors include information gathered through consultations and citizen participation, as well as the relative availability of necessary resources. Based on these factors, housing needs and homelessness are considered “high” priority, while community development needs are considered “low” priority. Note that a “low” priority designation does not indicate that the associated needs are unimportant. Non-housing community development needs are also a priority, as evidenced by the Capital Improvement Plan (CIP) funding gaps. The primary emphasis is to coordinate public improvements and services to give support to, and receive support from, the City’s housing programs and local and regional economic and community development efforts

Through the consolidated planning process, the City has identified five primary goals to guide efforts to address Stockton’s priority housing and community development needs:

- Provide housing and supportive services for the City’s homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention;
- Preserve, improve, and expand the supply of decent affordable housing for lower-income households;
- Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons;
- Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities.

During the five-year planning period, the City expects to receive approximately \$3.4 million in annual CDBG funding, based on the allocation received in FY 20/21. This would equal a five-year total of \$17.1 million. The City anticipates receiving an annual allocation of approximately \$1.6 million in HOME funding for housing activities, which would equal a five-year total of \$8.0 million. The City also expects to receive roughly \$293,000 in annual ESG funding, which would equal a five year total of \$1.5 million.

The One-Year Action Plan for the 2020-2021 program year identifies the various programs and projects that will be funded through the City’s entitlement programs. In the 2020-2021 program year, the City will fund a variety of activities, including making additional decent and affordable housing available, providing fair housing services, down-payment assistance, expanded shelter food services, direct shelter and services for the homeless, and food assistance for more than 21,000 people. The City will also fund economic development programs, including but not limited to the Commercial Façade Improvement Program, the Small Business Micro Loan Program, the Stockton Entrepreneurship Program, and the Stockton Community Kitchen Incubator. The objectives and outcomes that are anticipated from the implementation of the 2020-21 Action Plan are identified in AP-20 and AP-35.

3. Evaluation of past performance

Table 1, below, provides a summary of the annual objectives identified in the 2015-2020 Consolidated Plan, as well as the progress made toward their achievement. Note that data on achievements are not yet available for FY 19/20.

Specific Annual Objectives	Funds	Performance Indicators	Five-Year Goal	Year 1 FY15/16	Year 2 FY16/17	Year 3 FY17/18	Year 4 FY18/19
Rental Units Constructed	CDBG; HOME	Housing Units	140	0	81	0	0
Direct Financial Assistance to Homebuyers	CDBG; HOME	Homebuyers	20	0	0	0	0
Rental Units Rehabilitated	CDBG; HOME	Units	30	0	95	0	0
Homeowner Housing Rehabilitated	CDBG; HOME	Units	60	7	6	1	7
Public Facilities or Infrastructure Other Than Low/Mod Housing Benefit (Homelessness)	CDBG; ESG	Facilities/ Activities	4	1	1	0	0
Homeless Person Overnight Shelter	CDBG; ESG	Persons	15,000	3,469	4,453	4,671	3,730
Homelessness Prevention and Rehousing	CDBG; ESG	Persons	1,000	83	125	153	169
Rental Units Rehabilitated or Constructed	CDBG; HOME; ESG	Units	80	0	0	0	0
Homeowner Housing Rehabilitated	CDBG; HOME; ESG	Units	30	6	7	3	0
Public Facilities or Infrastructure Other Than Low/Mod Housing Benefit (Special Needs)	CDBG; HOME; ESG	Facilities/ Activities	3	0	0	0	0

Table 1 - Assessment of Five-Year Achievements

4. Summary of citizen participation process and consultation process

HUD regulations for the development of the Consolidated Plan require jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information regarding need, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes. To prepare the Consolidated Plan, the City consulted one-on-one with agencies and organizations located throughout the city and county, including public and assisted housing providers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. Additionally, the City held four focus group meetings with stakeholders other than those targeted for direct consultation, though anyone with an interest in the Consolidated Plan was encouraged to attend. The focus groups were organized around four general topic areas that expanded beyond the content covered by the one-on-one consultations. These included housing, business development, economic development, and issues pertinent to the Central City. The focus group meetings were open to the public and advertised in the local newspaper. City staff also reached out to a variety of stakeholders directly to encourage their participation. In most cases, the consultations and focus group discussions represented a continuation of the ongoing interactions and dialogue between the City and local stakeholder groups. For example, the City considers ongoing consultation with the Continuum of Care (CoC) representatives as a foundational component of the City's homeless strategy, which aligned well with the Consolidated Plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton.

The planning process for the Annual Action Plan began in November 2019 with publication of notices indicating that the City was accepting applications for funding under the CDBG and ESG programs through January 6, 2020. In 2015, the City began accepting applications for HOME funding through a separate Notice of Funding Availability (NOFA). The CDBG and ESG NOFA, in combination with a Consolidated Plan Needs Assessment Hearing on November 21, 2019, allowed interested parties the opportunity to make comments and ask questions. Preliminary data and progress on the 2020-2025 Consolidated Plan were also presented at the November 21st meeting. (Copies of the notice are included in Appendix A). Following the application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with Federal regulations, local community development objectives, and consistency with the 2020-2025 Consolidated Plan. Each application was assessed for project readiness, financial leverage, and other concerns. CDC meetings were on February 6, 13, and 27, and March 3, 2020 to review applications, discuss needs (including homeless and public housing needs, and community and economic development needs). On March 3rd, there were two CDC meetings focused on the Public Review Draft 2020-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice, as well as CDBG/ESG funding recommendations. The 2020-2025 Consolidated Plan and Analysis of Impediments to Fair

Housing Choice and the One-Year Action Plan were all adopted by the City Council on April 28, 2020 for submission to HUD.

5. Summary of public comments

Public participation in the Consolidated Planning process was coordinated by the CDC who held four public meetings to discuss the Consolidated Plan, Analysis of Impediments, and Annual Action Plan update. The first public meeting was held on October 3, 2019, to collect feedback on the Needs Assessment and Market Analysis. A second hearing was held on November 21, 2019 to again review the results from the Needs Assessment and Market Analysis, but also the updated Goals and Objectives. Comments received during both of these public hearings were quite general and primarily included questions related to existing conditions and housing needs in Stockton. Following completion of the draft Consolidated Plan, the City made the document available for the mandatory 30-day public review period and held a third public hearing on March 3, 2020 to receive, and respond to, additional comments and questions. The comments received during the public review period were limited to questions regarding the consultant's presentation. The fourth public hearing was held on April 28, 2020, where the City Council officially adopted the 2020-2025 Consolidated Plan, Analysis of Impediments, and One-Year Action Plan and directed staff to submit them to HUD. Comments on the Public Review Draft documents were provided by the Sierra Club Delta Sierra Group. The Sierra Club comment letter, which is provided in Appendix B, primarily requested clarification regarding information presented in the Analysis of Impediments to Fair Housing Choice and made recommendations regarding additions to be made to the identified implementing actions. All comments received during the public hearings and the actionable items identified in the Sierra Club letter are documented in the public comment log also provided in Appendix B, which also identifies the City's response. Additional comments on the draft document were provided by City staff, but are limited to editorial changes and modifications necessary to acknowledge newly received information regarding the City's 2020-2021 funding allocation.

Also, during the public review period, it came to the City's attention that two new sections of the Consolidated Plan that analyze broadband internet access and natural hazards will be required by HUD. The City was previously aware of the requirements, though HUD had indicated that those sections would not be required until HUD made the data available to local jurisdictions. The sections also did not appear in IDIS until late 2019/early 2020. In response, the City drafted new content, then issued a notice indicating that the updated documents would be made available for review. No additional comments were received during the second public review period.

The public review process for the Action Plan began with flyers posted on social media, and direct email on November 12, 2019, and a Public Notice on November 25, providing notification that the City was accepting applications through January 6, 2020. The NOFA, hearing on November 21, 2019, allowed the opportunity to provide comments. The notice and list contacts are included in Appendix A. A total of 23 requests for CDBG and ESG funding were reviewed by staff and the CDC. Applications were reviewed for regulatory compliance and consistency with the Consolidated Plan. In addition, each application was assessed for project readiness, financial leveraging, and other concerns. Four public meetings were held with the CDC to review applications. One public meeting held on March 3, 2020, to receive comments

on the draft Consolidated Plan, Analysis of Impediments, and Action Plan. Public comments at each meeting were on behalf of the organizations applying, and in support of those projects.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received for consideration. For more information regarding the City's response to public comments and which comments resulted in changes to the Consolidated Plan, Analysis of Impediments, and Annual Action Plan documents, please refer to Appendix B.

7. Summary

The Stockton 2020-2025 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and One-Year Action Plan represent refined and updated versions of the City's prior planning documents, and therefore do not represent a major shift in strategic direction. Programs to preserve, enhance, and increase the supply of housing affordable to lower-income households remain a priority; however, emphasis is placed on a holistic approach to overall community development. This entails providing housing opportunities for vulnerable populations, and emergency shelter and transitional housing as a first priority. The Consolidated Plan supports these residents by fostering a system of supportive services, and by directing public investments, such as improved public infrastructure, facilities, and services, where they can benefit the City's lower- and moderate-income populations. At the same time, efforts to provide expanded business assistance and educational opportunities for workers and entrepreneurs will help to provide increased opportunities for residents to improve their economic self-sufficiency, so that resources made available pursuant to the Consolidated Plan can be provided to those most in need of assistance.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	STOCKTON	Economic Development Department
HOME Administrator	STOCKTON	Economic Development Department
ESG Administrator	STOCKTON	Economic Development Department

Table 2 – Responsible Agencies

Narrative

The Economic Development Department of the City of Stockton is responsible for implementation of the Consolidated Plan, as well as oversight of the activities identified in the Annual Action Plan. The Economic Development Department consists of several divisions, which work together to administer all CDBG, HOME, and ESG programs. The Housing Division functions as the primary lead, providing coordination with other divisions as necessary and appropriate. In addition, staff also collaborates with an extensive network of governmental agencies and non-profit organizations to facilitate strategic planning and implementation of Consolidated Plan goals and objectives.

Consolidated Plan Public Contact Information

Ty Wilson-Robinson, Housing Manager
Economic Development Department
City of Stockton
400 E. Main Street, 4th Floor
Stockton CA 95202
(209) 937-7585
Ty.Wilson-Robinson@stocktonca.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The planning process required under HUD regulations for the development of the Consolidated Plan requires jurisdictions to reach out to, and consult with, other public and private agencies and organizations to collect information on need, to identify available resources and gaps in the institutional delivery structure, and to coordinate the development of funding allocation priorities, performance standards, and evaluation outcomes. The Plan itself must include a summary of the consultation process, including the identification of participating agencies and organizations, as well as a summary of efforts to enhance coordination between public and private entities.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

To facilitate preparation of the Consolidated Plan, the City of Stockton consulted one-on-one with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. These consultations represent a continuation of ongoing interactions between the City and the agency or organizations described. For a complete list of those contacted for participation in Consolidated Plan consultations, please refer to Table 3, below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Consultation and coordination with the Continuum of Care (CoC) representatives is a fundamental component of the plan development process. Efforts to address the needs of homeless persons are described in greater detail throughout the remainder of the Consolidated Plan. The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. In addition to coordinating plan development with the available information from the CoC application, the City also conducted consultations with a variety of consortia members, including San Joaquin County, the Central Valley Low Income Housing Corporation (CVLIHC), the Stockton Shelter for the Homeless, the Women’s Center - YFS, and Dignity’s Alcove Veterans Housing, among other important organizations and agencies. Information obtained through these consultations was incorporated into the Needs Assessment, Market Analysis, and Strategic Plan portions of this document.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As the largest city within the San Joaquin CoC area, the City of Stockton maintains a seat on the CoC governing body and participates in consultation with the San Joaquin County Community Development Department, and other participating agencies and organizations, regarding the coordination of ESG funding, including how ESG funds are allocated and the identification of performance standards and evaluation outcomes. Under the CoC, the primary contact for the collaborative application is the CoC administrator Adam Cheshire, while the Central Valley Low Income Housing Corporation (CVLIHC) is responsible for administration of the Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City of Stockton consulted one-on-one with various agencies and organizations throughout Stockton and San Joaquin County, including the CoC, public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. Additionally, the City held four focus group meetings with key stakeholders who were not targeted for one-on-one consultations, including the local Hispanic and Punjabi Chambers of Commerce, business owners, business and workforce development organizations, and members of the public. The focus group topics included housing needs and development, business development, economic development, and central city issues. These meetings were open to the public and advertised in the local newspaper. In total, the City consulted with 26 organizations one-on-one, with an additional 38 organizations or community members participating in one or more of the focus groups. Some organizations participated in both the consultations and focus group discussions. In total, the City consulted 60 unique organizations or members of the public. The bullets below list those organization and individuals who participated in the focus group meetings, while Table 3 presents a more detailed description of agencies and organizations that participated in one-on-one consultations.

Focus Group Meeting Participants

- ABC-Norcal
- A.G. Spanos Company
- Arnaiz Development Company
- Asian American Chamber of Commerce
- Bay Area Home Options
- Building Industry Association of the Greater Valley
- Café Coop
- Centro Community Partners
- Children’s Home of Stockton
- City of Stockton Office of Violence Protection
- Constance Smith – Community Member
- Dougherty CPAs, Inc.
- Downtown Stockton Alliance
- Enterprise Community Partners
- Financial Center Credit Union
- GRID Alternatives
- Hispanic Chamber of Commerce
- Housing Authority of the County of San Joaquin
- iHub
- Main Street Launch
- Miracle Mile Improvement District
- Office of Assembly member Eggman
- Punjabi Chamber of Commerce
- San Joaquin Business Council
- San Joaquin County Economic Development
- San Joaquin County Human Services Agency
- San Joaquin County Worknet
- San Joaquin Partnership
- SEAT/SCORE
- Small Business Development Center
- St. Mary’s Interfaith Dining Hall
- Stockton Chamber of Commerce
- Stockton Cold Storage/Sierra Pacific Warehouse
- Stockton Impact Corp.
- Third City Coalition
- Tuleburg Press
- Visionary Home Builders
- Bill and Pam Rapp – Community Members

1	Agency/Group/Organization	ARNAIZ DEVELOPMENT COMPANY
	Agency/Group/Organization Type	Housing Business Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the focus group discussions, followed up by a one-one-one phone call. The anticipated outcome was to collect information regarding the ability of private housing developers to provide new housing within the city, particularly quality affordable housing, and to identify any barriers to the provision of housing.
2	Agency/Group/Organization	CATHOLIC CHARITIES OF THE DIOCESE OF STOCKTON
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services - Persons with Disabilities Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County’s Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs for elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
3	Agency/Group/Organization	CENTRAL VALLEY LOW INCOME HOUSING
	Agency/Group/Organization Type	Housing Services- Homeless Other- Continuum of Care

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Minors Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization was invited to participate in the consultation process as a lead participant in the Continuum of Care. The anticipated outcome was to collect information regarding resources available for, and the needs of, homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies.</p>
4	<p>Agency/Group/Organization</p>	<p>CONWAY HOMES RESIDENT COUNCIL</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Market Analysis Non-Housing Community Development Anti-Poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Resident Council President for Conway Homes, one of the HACSJ’s public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination the anti-poverty and non-housing community development strategies, among others.</p>

5	Agency/Group/Organization	DIGNITY'S ALCOVE
	Agency/Group/Organization Type	Housing Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homelessness Needs – Veterans Homelessness Strategy Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social services available to veterans, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategies.
6	Agency/Group/Organization	FATHERS AND FAMILIES OF SAN JOAQUIN COUNTY
	Agency/Group/Organization Type	Services – Elderly Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Children Services – Employment Services - Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County's Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
7	Agency/Group/Organization	GOSPEL CENTER RESCUE MISSION

	Agency/Group/Organization Type	Housing Services -Housing Services – Homelessness
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Non-Homeless Special Needs Homeless Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness, non-homeless special needs, and anti-poverty strategy, among other areas.
8	Agency/Group/Organization	HEALTH PLAN OF SAN JOAQUIN COUNTY
	Agency/Group/Organization Type	Health Agency Services - Health Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Regional Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the healthcare, housing, and social service needs of low-income and homeless individuals, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
9	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
	Agency/Group/Organization Type	Housing PHA Service- Housing Other Government – County Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs -Chronically Homeless Homeless Needs -Families with Children Homeless Strategy Market Analysis Lead-Based Paint Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process as the certified Public Housing Agency. The anticipated outcome was to collect information regarding public housing resources, conditions, and the needs of tenants, as well as to improve coordination with the housing, homelessness, community development, and anti-poverty strategies.
10	Agency/Group/Organization	LUTHERAN SOCIAL SERVICES – PROJECT HOPE
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homelessness Services – Education Services - Employment

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Families with Children Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Non-Housing Community Development Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding housing and social services needs of youth on the edge of homelessness, and to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
11	Agency/Group/Organization	NEW DIRECTIONS - ALCOHOL & DRUG AWARENESS PROGRAM DBA
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and antipoverty strategy, among other areas.
12	Agency/Group/Organization	SAN JAOQUIN COUNTY BEHAVIORAL HEALTH SERVICES

	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Homelessness Services – Health Health Agency Other Government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Non-Housing Community Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of persons with behavioral health issues and those experiencing drug and alcohol addictions, as well as to improve coordination with the Consolidated Plan homelessness and anti-poverty strategy, among other areas.
13	Agency/Group/Organization	SAN JOAQUIN COUNTY COMMISSION ON AGING
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services - Persons with Disabilities Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County’s Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
14	Agency/Group/Organization	SAN JOAQUIN COUNTY HUMAN SERVICES DEPARTMENT OF AGING AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Other Government – County Services – Elderly Persons Services – Persons with Disabilities Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the focus group discussions, with following up consultation including a conference call with various organizations representing the needs of elderly and disabled residents. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
15	Agency/Group/Organization	SAN JOAQUIN FAIR HOUSING ASSOCIATION
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding fair housing issues and identify barriers to affordable housing, as well as to improve coordination of the anti-poverty strategy, among others.
16	Agency/Group/Organization	SECOND HARVEST FOOD BANK
	Agency/Group/Organization Type	Services-Health Services - Homelessness
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
17	Agency/Group/Organization	SIERRA VISTA RESIDENT COUNCIL
	Agency/Group/Organization Type	Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Strategy Non-Homeless Special Needs Market Analysis Non-Housing Community Development Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Resident Council President for Sierra Vista, one of the HACSJ’s public housing developments in Stockton, was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and service needs of public housing residents, as well as to improve coordination the anti-poverty and non-housing community development strategies, among others.
18	Agency/Group/Organization	ST. MARY’S INTERFAITH DINING ROOM
	Agency/Group/Organization Type	Services – Homeless Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the services provided and to identify gaps in service for homeless and at-risk populations, as well as to improve coordination with the housing, homelessness, and anti-poverty strategies.
19	Agency/Group/Organization	STAND AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information the housing market, barriers to affordable housing development, and the connection between housing and public safety, as well as to improve coordination with the Consolidated Plan housing and antipoverty strategies.

20	Agency/Group/Organization	STOCKTON EMERGENCY FOOD BANK
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding met and unmet nutrition needs, as well as to improve coordination with the Consolidated Plan anti-poverty strategy.
21	Agency/Group/Organization	STOCKTON SHELTER FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services – Homelessness Services – Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homeless Strategy Non-Housing Community Development Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of homeless individuals in Stockton, as well as to improve coordination with the Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.
22	Agency/Group/Organization	UNIVERSITY OF THE PACIFIC'S THOMAS J. LONG SCHOOL OF PHARMACY AND HEALTH SCIENCES
	Agency/Group/Organization Type	Services – Education Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process by the San Joaquin County Aging and Community Services Division of the County’s Health and Human Services Agency. The anticipated outcome was to collect information regarding social service, public facility, and housing needs of elderly and disabled residents, and to improve coordination with the non-housing community development strategy and anti-poverty strategy, among others.
23	Agency/Group/Organization	VISIONARY HOME BUILDERS
	Agency/Group/Organization Type	Housing Business Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Strategy Non-Homeless Special Needs Market Analysis Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the ability of affordable housing developers to provide new quality affordable housing, and to identify any barriers to the provision of affordable housing.
24	Agency/Group/Organization	WOMEN'S CENTER YOUTH AND FAMILY SERVICES
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process. The anticipated outcome was to collect information regarding the housing and social service needs of victims of domestic violence, as well as to improve coordination with the Consolidated Plan housing, homelessness and anti-poverty strategies, among other areas.
25	Agency/Group/Organization	SAN JOAQUIN COUNTY OFFICE OF EMERGENCY SERVICES
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Agency – Emergency Management Other Government – County
	What section of the Plan was addressed by Consultation?	Other – Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the consultation process and provided input used in the responses to question prompts in section MA-65.
26	Agency/Group/Organization	CITY OF STOCKTON – MAYOR’S OFFICE
	Agency/Group/Organization Type	Services – Narrowing the Digital Divide Other government – Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mayor's Office was consulted in order to benefit from their ongoing work regarding narrowing the digital divide in Stockton and provided input used in the responses to question prompts in section MA-60.

Table 3 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

During Consolidated Plan development, the City of Stockton consulted a wide variety of agencies in-depth, including those listed in the table above. During Action Plan development, we posted information on the City's website, Facebook page, sent out flyers to our mailing list of stakeholders, and advertised

public hearings in the local newspaper and the Latino Times. Going forward, we will enhance these notifications to cast a wider net and encourage additional agencies to participate.

The City does not consult with correction programs and institutions as there are currently no mechanisms in place to assist those individuals who are been released from the criminal justice system or previously incarcerated at the city level using CDBG or ESG funds. The City of Stockton is a member of the San Joaquin County Continuum of Care and indirectly, thru its work on the COC, consults with other CoC members such as Ready to Work, a nonprofit that provides employment training and supportive services to homeless men and those previously incarcerated. Ready to Work receives primarily state and private funding.

The City reached out to four of the large broadband internet service providers active in Stockton but was unable to connect with persons willing to provide comment regarding bridging the digital divide. The City will continue reaching out to service providers during the planning period to get more information and to identify new approaches and strategies to further digital inclusion within the City.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Joaquin County Community Development Department	As the largest City in the CoC, the City of Stockton has a seat on the CoC governing body, ensuring coordination with the CoC and consolidated planning process.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Though included in the list of agencies and organizations included in Table 3, it is important to highlight that the Consolidated Plan was developed in consultation with the Housing Authority of the County San Joaquin (HACSJ) and other adjacent local government agencies and departments.

Narrative (optional):

Not applicable.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

Public participation in the Consolidated Plan development process is coordinated through the City of Stockton Community Development Committee (CDC). This body provides an advisory role to the City Council and reviews applicable data and project-related information to determine recommended funding levels under a variety of programs, including the review of HUD applications for Community Development funds. The CDC held four public meetings to discuss the 2015-2020 Consolidated Plan and related documents. The first public meeting was held on October 3, 2019, to collect feedback on the Needs Assessment and Market Analysis. A second hearing was held on November 21, 2019 to again review the results from the Needs Assessment and Market Analysis, but also the updated Goals and Objectives. Comments received during both of these public hearings were quite general and primarily included questions related to existing conditions and housing needs in Stockton. Following completion of the draft Consolidated Plan, the City made the document available for the mandatory 30-day public review period and held a third public hearing on March 3, 2020 to receive, and respond to, additional comments and questions. The comments received during the public review period were limited to questions regarding the consultant's presentation. The fourth public hearing was held on April 28, 2020, where the City Council officially adopted the 2020-2025 Consolidated Plan, Analysis of Impediments, and One-Year Action Plan and directed staff to submit them to HUD.

The planning process for the development of this One-Year Action Plan began in November 2019 with published notices and direct email providing notification that the City was accepting applications for funding under the CDBG and ESG programs through January 6, 2020, providing a 43-day application and comment period. In the past, the City had accepted applications for HOME funding throughout the year, however in 2016 a Notice of Funding Availability (NOFA), was issued to begin accepting HOME applications on an annual basis. The CDBG and ESG NOFA, in combination with a Needs Assessment Hearing held in November 2019, allowed agencies and interested citizens the opportunity to express their comments, concerns and thoughts on the housing and community development needs of the community (Copies of the notice are included in the Appendix). Following the application submission period, funding requests were reviewed by staff and members of the Community Development Committee (CDC). Applications were reviewed for compliance with appropriate Federal regulations, Council-adopted local community development objectives, and consistency with the priorities and objectives contained in the 2020-2025 Consolidated Plan. In addition, each application was assessed for project readiness, financial leverage, and other relevant concerns. The CDC held four public meetings on February 6, 13 and 27, 2020 and March 3, 2020 which resulted in recommendations to the Council on the use of funds. The One-Year Action Plan was adopted by the City Council during a hearing on April 28, 2020 (publicly noticed on, March 27, 2020, providing at least a 3-day comment period) for submission to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan was also made available for additional review during the public review period for the One-Year Action Plan via the March 27th public notice.

All notices were provided in both English and Spanish on the City website and were also published in the two newspapers, the Stockton Record in English and the Latino Times in Spanish. Documents were also made available for review at accessible locations, such as the Cesar Chavez Central Library, Stockton Department of Economic Development offices, and on the City's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Mailer via E-mail	Mailing List	November 12, 2019: Mailer advertising the NOFA and requesting applications and notice of November 21, 2019 meeting sent by email to over 100 interested parties.	None received.	Not applicable.	Not applicable.
2	Internet Outreach	Non-targeted/ broad community	November 15, 2019: A City news release was posted to the City of Stockton website. November 25, 2019: a flyer was posted on the official City of Stockton EDD Instagram page and Facebook event was created to advertise the NOFA requesting applications due by January 6, 2020. NOFA public notices on the city website were available both in English and in Spanish.	None received.	Not applicable.	http://www.stocktonca.gov/files/News_2019_11_15_EDD_NOFA_PublicMeeting.pdf https://www.instagram.com/stocktonedd/ https://facebook.com/events/economic-development-department/570313830383742/?ti=icl

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	November 25, 2019: A NOFA requesting applications due by January 6, 2020 and notice of November 21, 2019 meeting was published in The Record newspaper. A NOFA requesting applications due by January 6, 2020 and notice of November 21, 2019 meeting was published in The Latino Times newspaper.	None received.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/cast/category/Announcements/Legals www.latinotimes.org
4	Newspaper Ad	Non-targeted/broad community	February 17, 2020: Public Notice on the 2020-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice announcing the public comment review period was published in the Record newspaper and in the March, 2020 edition of the Latino Times.	None received.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/cast/category/Announcements/Legals www.latinotimes.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/b road community	March 27, 2020: Public Notice on the 2020-2021 Action Plan and 2020-2025 Consolidated Plan announcing the public comment review period and notice of the April 28, 2020 public hearing was published in The Record newspaper and in the April, 2020 edition of the Latino Times newspaper.	None received.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/cast/category/Announcements/Legals www.latinotimes.org
6	Public Meeting	Non-targeted/b road community	November 21, 2019: Attendance included CDC members and community members.	Comments related to questions about applying for funding, support of affordable housing, support of funding services and housing for the homeless, and encouraging continued coordination with the CoC.	Not applicable.	http://www.marketplaceadsonline.com/marketplace/cast/category/Announcements/Legals https://stockton.legistar.com/Calendar.aspx
7	Public Meeting	Non-targeted/b road community	February 6, 2020: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
8	Public Meeting	Non-targeted/b road community	February 13, 2020: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/broad community	February 27, 2020: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
10	Public Meeting	Non-targeted/broad community	March 3, 2020 2020: Attendance included CDC members, as well as representatives from local service agencies.	Comments were primarily limited to clarifying questions about the Consolidated Plan.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
11	Public Meeting	Non-targeted/broad community	March 3, 2020 2020: Attendance included CDC members, as well as representatives from local service agencies.	Comments were limited to support of applications for funding.	Not applicable.	https://stockton.legistar.com/Calendar.aspx
12	Public Meeting	Non-targeted/broad community	April 28, 2020: Attendance included the Stockton City Council.	Comments were primarily limited to clarifying questions about the Consolidated Plan.	Not applicable.	http://www.stockton.gov/government/oMeetings/councilMeetings.html http://www.marketplaceadsonline.com/marketplace/castro/category/Announcements/Legals

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment portion of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a clear perspective on the needs of the City of Stockton with regard to affordable housing, special needs housing, homelessness, and community development. The analysis identifies the highest priority needs, which form the basis for the Strategic Plan section and the programs and projects to be administered over the five-year implementation period. As required by the Consolidated Plan Template, as provided in the Integrated Disbursement and Information System (IDIS), the Needs Assessment is divided into six subsections, including:

- Housing Needs Assessment;
- Disproportionately Greater Need;
- Public Housing;
- Homeless Needs Assessment;
- Non-Homeless Needs Assessment; and
- Non-Housing Community Development Needs

Many of the data tables provided in this section are populated with the default values provided by HUD, based on the Comprehensive Housing Affordability Strategy (CHAS) dataset, which was developed by the Census Bureau using data from the 2011-2015 American Community Survey (ACS). Due to methodological factors associated with the default datasets, figures for the same variable may differ between tables. For example, the sum of the figures reported in Table 8 for households experiencing cost burdens greater than 50 percent of income is 18,589. The sum of figures reported in Table 11 for households experiencing cost burdens greater than 50 percent of income is 20,299. The difference is likely due to the estimation methodology applied by HUD and the Census Bureau, which rely on multi-year survey data. For this reason, much of the analysis provided in the following subsections focuses on the proportionate distribution of households by type and income level, rather than on the absolute household total counts. This analysis also supplements the default data provided by HUD with additional data from other sources.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following five subsections analyze housing needs within the City of Stockton based on household income level, household tenure, and household type. More specifically, the focus of the analysis is on the presence of certain housing problems amongst area households. Under existing HUD regulations, housing problems are defined to include:

- **Cost burden** – Calculated as the proportion of a household’s total gross income that is spent on housing. For renters, housing costs are assumed to include rent paid by the tenant to the property owner, plus applicable utilities. For owner households, housing costs include all mortgage payments, taxes, insurance, and associated utilities. A household’s housing cost burden is considered to be excessive if applicable housing costs exceed 30 percent of gross income. Cost burden is considered to be severe if it exceeds 50 percent of gross income.
- **Overcrowding** – Defined as the condition of having more than one person residing per room in a residence, excluding bathrooms, porches, foyers, halls, or half-rooms. Severe overcrowding is defined as the condition of having more than 1.5 persons per room.
- **Substandard housing conditions** – When a housing unit lacks hot and cold piped water, and/or a flush toilet and a bathtub or shower; and/or kitchen facilities that lack a sink with piped water, and/or a range, stove, or refrigerator.

Demographic Overview

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	291,707	299,725	3%
Households	89,178	92,435	4%
Median Income	\$47,426.00	\$44,797.00	-6%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

The demographic summary data provided in Table 6 indicate that the City of Stockton gained nearly 8,018 new residents between the 2005-2009 and the 2011-2015 ACS survey periods, representing an increase of approximately three percent. This brought the total population within the City of Stockton to an average of 299,725 between 2011 and 2015. More recent data (2017 ACS 1-Year Estimates) indicate that the population of the City of Stockton increased to 310,476 residents in 2017, while California Department of Finance (DoF) data indicate that the population reached 316,410 persons as of 2019.

The ACS indicates that the number of households residing in the City of Stockton increased from an average of 89,178 between 2005 and 2009 to an average of 92,435 between 2011 and 2015. More recent 1-year estimates from the ACS indicate that number of households Stockton decreased to 91,392 as of 2017, while the DoF estimates that it decreased further to 90,807 households as of 2019.

In nominal terms, the median income of households residing within the City of Stockton decreased by around six percent between the 2005-2009 and the 2011-2015 ACS survey periods. Once adjusted for inflation based on the Bureau of Labor Statistics' (BLS) Consumer Price Index (CPI), the effective median household income actually decreased by roughly 18 percent, or \$9,850 over this period. More recent data (2017 ACS 1-Year Estimates) from the U.S. Census Bureau indicate that the Stockton median household income increased somewhat from the 2011-2015 period, to an estimated \$51,336 in 2017, which is a decrease of \$6,769, or 11.7 percent, over the inflation adjusted 2005-2009 estimate.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	15,095	13,695	15,025	9,050	39,580
Small Family Households	5,865	5,720	6,600	4,290	19,460
Large Family Households	1,915	2,500	2,625	1,730	6,490
Household contains at least one person 62-74 years of age	1,975	2,570	2,970	1,820	9,030
Household contains at least one person age 75 or older	1,320	1,555	1,805	989	3,660
Households with one or more children 6 years old or younger	4,325	3,915	3,910	2,010	6,460

Table 7 - Total Households Table

Data 2011-2015 CHAS
Source:

Table 7 identifies the average number of households that resided within the City of Stockton, by household type and income level between 2011 and 2015. Income levels are based on the percentage difference between the reported household income and the HUD Adjusted Median Family Income (HAMFI). The HUD defined income levels presented in the table include:

- **Extremely Low-Income:** 0-30 percent
- **Very Low-Income:** more than 30 percent to 50 percent
- **Low-Income:** more than 50 percent to 80 percent
- **Middle-Income:** more than 80 percent to 100 percent
- **Upper-Income:** more than 100 percent

Based on the data from the HUD CHAS dataset, an average of 52,865 households had incomes up to the median (i.e., up to 100 percent of the HAMFI) between 2011 and 2015, representing 57.2 percent of Stockton households. Approximately 43,815 households, around 47.4 percent of all households in the City of Stockton, qualified as lower-income, with incomes that were equal to 80 percent or less of the HAMFI between 2011 and 2015. Of that total, an estimated 31.1 percent of all households fell into the extremely low- or very low-income categories, representing some 28,790 households. Note that the

reported household figures may not sum to equal the total households figure reported in Table 7 due to factors associated with the ACS methodology.

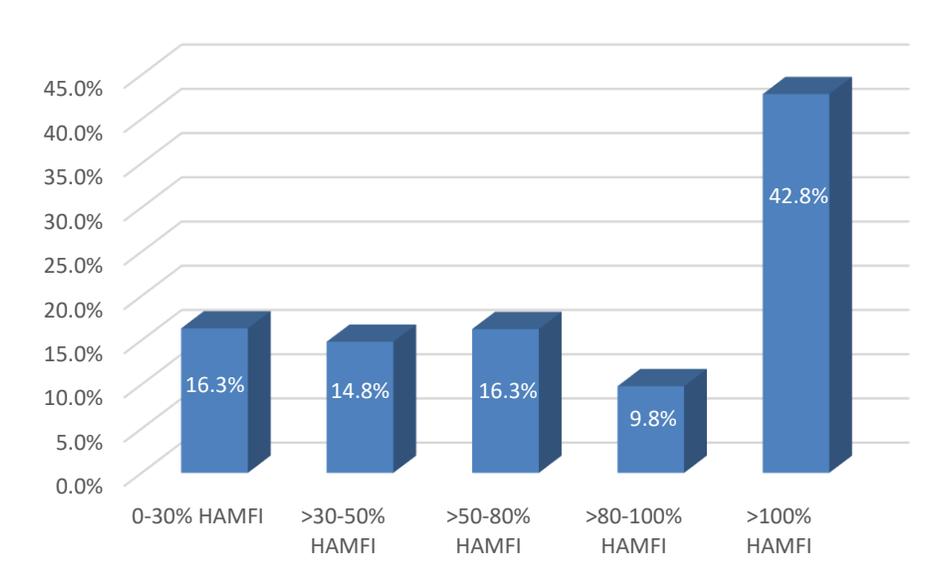


Figure 1 - Stockton Households by Income Level, 2011-2015

Data Source: 2011-2015 CHAS

Small-family households represented one of the dominant household types in Stockton. They accounted for 45.4 percent of the total, representing more than 41,935 households, and included those households that had between two and four members. The proportion of small-family households that were lower-income was 4.0 percentage points below the average for all household types at 43.4 percent. The share that fell into the extremely low- or very low-income categories (27.6 percent) was also below average. Despite this, small family households represented a majority of all lower-income households, due to their larger numbers.

Large family households, which include five or more members, accounted for only 16.5 percent of all households in Stockton, representing around 15,260 households. The proportion of large family households that fell into lower-income categories (46.1 percent) was 1.3 percentage points below average for the city. Similarly, the proportion of large family households that were extremely low- or very low-income (28.9 percent) was also below average.

The relative age of household members can be an important factor with regard to the sensitivity of a household to changes in housing costs. For example, households with children face additional childcare costs and healthcare expenses, while elderly households often have fixed incomes and above average healthcare costs. Based on the data provided by HUD, households with children, age six or younger, accounted for 22.3 percent of all households in the city. Approximately 58.9 percent of households with children were lower-income, which was 11.5 percentage points above the average for all households. Households with children were also more likely to be extremely low- or very low-income, compared to other households.

Elderly households, which contain at least one member age 62 or over, accounted for approximately 30.0 percent of all households in Stockton. The proportion of elderly households that fell into any of the three lower-income categories (44.0 percent) was roughly 3.4 percentage points below average compared to all households. The proportion of households with at least one person between the ages of 62 and 74 that were lower-income was 6.5 percentage points below average, while the proportion with at least one person age 75 or over that were lower-income was 2.8 percentage points above the average for all household types.

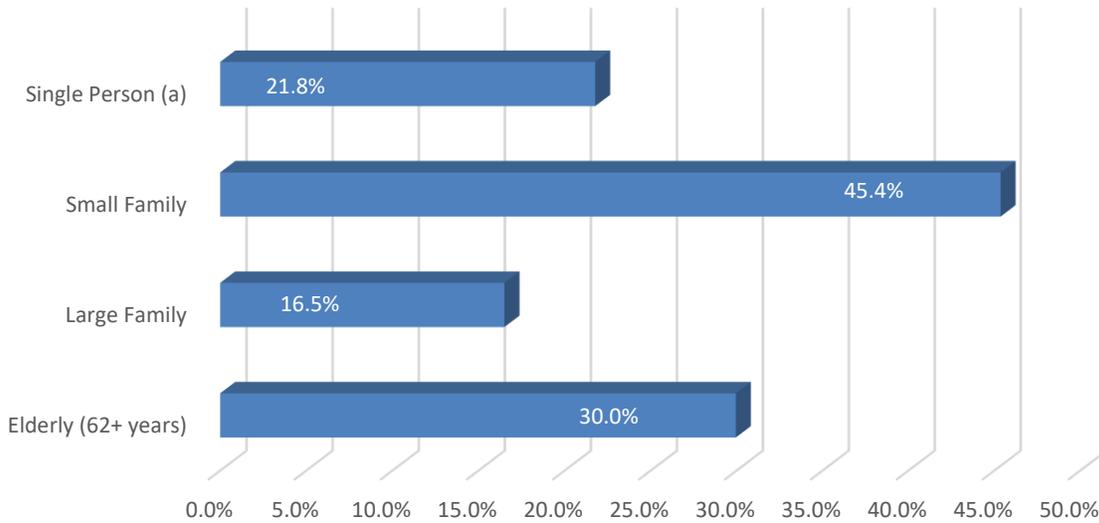


Figure 2 - Stockton Households by Type, 2011-2015

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	410	220	115	150	895	25	35	20	10	90
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	310	345	180	165	1,000	55	75	150	60	340
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,005	1,075	860	370	3,310	50	175	455	390	1,070
Housing cost burden greater than 50% of income (and none of the above problems)	8,005	4,300	884	100	13,289	1,730	1,640	1,445	485	5,300
Housing cost burden greater than 30% of income (and none of the above problems)	880	3,310	3,620	1,230	9,040	365	490	2,060	1,435	4,350
Zero/negative Income (and none of the above problems)	745	0	0	0	745	375	0	0	0	375

Table 8 – Housing Problems Table

Data Source: 2011-2015 CHAS

Table 8 identifies the number of households that earned up to the median income that reported experiencing at least one housing problem, by tenure and income category, between 2011 and 2015. Note that due to rounding, and other methodological factors, the figures may differ from those reported elsewhere in this section. The table lists housing problems by their relative level of severity, with the most severe housing problems listed at the top of the table. If a household had more than one housing problem, they were included in the count of households with the more severe housing problem. For example, if a household was *both* cost-burdened and lived in substandard housing, they were counted in the category of households living in substandard housing.

Based on these data, only around 1.9 percent of Stockton households, who earned up to the median income, lived in substandard housing conditions, defined as the lack of complete plumbing and/or kitchen facilities. This included around 985 households. The vast majority of these households, around 90.9 percent, were renter households, with only 9.1 percent owning their own home. Around 83.8 percent were also lower-income, with household incomes equal to 80 percent or less of the HAMFI.

An estimated 10.8 percent of Stockton households, earning up to the median income, experienced some form of overcrowding. This included 5,720 households. Of this 23.4 percent experienced severe overcrowding, while the remaining 76.6 percent experienced a lesser degree of overcrowding. According to data provided by HUD, roughly 1,340 households were impacted by the more severe condition, and 4,380 households experienced less severe overcrowding. Renter households accounted for the majority of households earning up to the median income that experienced overcrowding. Overcrowded households were also more likely to be lower-income, regardless of tenure.

Approximately 60.5 percent of all Stockton households with incomes up to the median had housing cost burdens exceeding 30 percent of income, which equaled an estimated 31,980 households. Of those, 41.9 percent experienced a cost burden that was greater than 30 percent but less than 50 percent of gross income, while 58.1 percent experienced more severe cost burdens of greater than 50 percent of gross income. Overall, cost burdened households with incomes up to the median were more likely to be renters. Renter households accounted for 71.5 percent of all severely cost burdened households with incomes up to the median, and 67.5 percent of households with less severe cost burdens and incomes up to the median. Regardless of tenure, the households most likely to experience excessive cost burdens were those in the extremely low- and very low-income categories.

Households with zero or negative incomes represented only a small minority of Stockton households. According to the data provided, there were only around 1,120 in Stockton with zero or negative incomes between 2011 and 2015, which accounted for only 2.1 percent of households with incomes up to the median. Because these households had zero or negative incomes, they were categorized in the extremely low-income category.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,735	5,930	2,039	785	18,489	1,855	1,925	2,075	940	6,795
Having none of four housing problems	1,700	4,170	6,445	3,690	16,005	680	1,665	4,465	3,625	10,435
Household has negative income, but none of the other housing problems	745	0	0	0	745	375	0	0	0	375

Table 9 – Housing Problems 2

Data Source: 2011-2015 CHAS

Table 9 provides an alternative presentation of the data reported in Table 8. It displays the number of households with incomes up to the median without housing problems, with one or more of the four HUD defined housing problems (i.e., the housing unit lacks complete kitchen facilities, the housing unit lacks complete plumbing facilities, the household is overcrowded, and the household is cost burdened), and households with negative income. Based on the data provided in Table 9, an estimated 25,284 households, or around 47.8 percent of all Stockton households with incomes up to the median, experienced at least one of the four reported housing problems. The majority of these households, regardless of tenure, fell into the lower-income categories, with the largest percentages evident among very low- and extremely low-income renters. Around 26,440 households, 50.0 percent of households with incomes up to the median, experienced none of the four reported housing problems. The majority of these households, regardless of tenure, were either low- or middle-income. Renter households of all income categories up to the median accounted for a majority (greater than 70 percent) of the households experiencing all three of the reported conditions (i.e., one or more housing problems, no housing problems, and zero or no income).

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,395	4,165	2,660	11,220	665	800	1,580	3,045
Large Related	1,510	1,750	725	3,985	320	400	765	1,485
Elderly	1,380	1,485	760	3,625	900	880	865	2,645
Other	3,240	1,710	969	5,919	320	225	510	1,055
Total need by income	10,525	9,110	5,114	24,749	2,205	2,305	3,720	8,230

Table 10 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

Table 10 provides additional detail regarding the characteristics of lower-income households with incomes up to 80 percent of AMI with cost burdens greater than 30 percent. This includes those households with cost burdens of greater than 50 percent of income. Due to variation between the estimates provided in Table 10, and those reported elsewhere in this section, this portion of the analysis focuses on the proportionate distribution of households by type and income category.

Based on the available data, the majority of lower-income cost burdened households, around 43.3 percent, were small related households, with between two and four members. The households were fairly equally divided between the three other household types, including large related households (with five or more members), elderly households (whose head, spouse, or sole member is at least 62 years of age), and “Other” households. Large related households accounted for around 16.6 percent, while elderly households accounted for 19.0 percent, and all other households account for 21.1 percent.

Among all four household types, the majority of lower-income cost burdened households were renters. Though consistent with this trend, elderly cost burdened households included an above average proportion of homeowners, at around 42.2 percent, compared to an overall average of 25.0 percent. The data also indicate that cost burdened renter households were primarily extremely low- and very low-income, while cost burdened homeowner households primarily fell into the low-income category.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,070	2,205	565	6,840	605	655	600	1,860
Large Related	1,355	855	55	2,265	250	280	170	700

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	1,040	855	185	2,080	720	665	445	1,830
Other	2,955	915	139	4,009	260	160	295	715
Total need by income	9,420	4,830	944	15,194	1,835	1,760	1,510	5,105

Table 11 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

Similar to above, Table 11 provides additional detail regarding the characteristics of lower-income households with cost burdens greater than 50 percent of household income. Again, the majority of the severely cost burdened households in this group, around 42.9 percent, were small related households, with between two and four members. The remaining households were fairly equally divided between large related households accounting for around 14.6 percent, and elderly households accounting for 19.3 percent, while all other households accounted for 23.3 percent.

Among all four household types, the majority of lower income severely cost burdened households were renters. The data indicate that severely cost burdened renter households were primarily extremely low- and very low-income, while severely cost burdened owner households were more evenly distributed among the extremely low-, very low-, and low-income categories. Elderly households showed above average proportions of homeownership, at 46.8 percent, compared to an overall average of 25.1 percent for all household types.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,130	1,025	810	395	3,360	70	215	380	315	980
Multiple, unrelated family households	165	330	235	180	910	35	35	225	140	435
Other, non-family households	80	60	0	0	140	0	0	0	0	0
Total need by income	1,375	1,415	1,045	575	4,410	105	250	605	455	1,415

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

Table 12 identifies the number of households with up to median incomes experiencing overcrowding by household type, tenure, and income category. According to these data, individual families comprised an estimated 74.5 percent of lower income overcrowded households. Households composed of multiple, unrelated families accounted for 23.1 percent of all overcrowded households with up to median incomes, while other non-family households accounted for only 2.4 percent. Again, the large majority of households with up to median incomes experiencing overcrowding were renter households. For example, an estimated 77.4 percent of overcrowded single-family households with up to median incomes were renters, as were 67.7 percent of multiple unrelated family households, and 100 percent of overcrowded non-family households.

The data indicate that approximately 82.3 percent of the reported overcrowded households were lower-income, with around 54.0 percent falling into the extremely low- and very low-income categories. Overcrowded single-family households generally follow this same income distribution pattern. Households comprised of unrelated individuals (i.e., non-family households) were more likely to be in the lowest income categories with 100 percent of these households falling into the extremely low- and low-income categories. Overcrowded households made up of multiple, unrelated families, were also more likely to be lower income, but also had larger proportions of moderate-income households compared to the other household types.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Table 13 – Crowding Information – 2/2

Data Source: Data not available

Describe the number and type of single person households in need of housing assistance.

According to the ACS, there were an average of 20,132 single-person households living in the City of Stockton between 2011 and 2015, which represented around 21.8 percent of all households. More recent data from the 2013-2017 ACS, indicate that there are now closer to 21,164 single-person households in Stockton, which represent 22.6 percent of all households. In both time periods, more than 50 percent of all single person households rented their accommodations.

According to the Census Bureau, there were approximately 14,426 studio and 1-bedroom housing units in Stockton between 2011 and 2015. Data from the 2013-2017 ACS indicate that there are closer to 14,186 studio and 1-bedroom units. These unit types represent the most appropriate unit types for single-person households.

Comparison between the figures discussed above indicate that there is an existing shortfall of approximately 6,978 small housing units. While some of the single-person households may represent higher income households that have the resources to afford larger units that better suit their preferences, many are lower-income and may struggle to afford the higher rents associated with larger housing units.

Between 2013 and 2017, there were also approximately 24,216 two-person households in Stockton. These households, particularly those that are lower-income, may also prefer smaller housing units, like studio and 1-bedroom apartments, due to affordability considerations; however, this may result in utilization of smaller housing units that would otherwise be available for single-person households.

As discussed later on, the 2018 annual shelter count data indicate that approximately 2,027 adult households (i.e., households without children) utilized emergency shelter facilities and 267 utilized transitional shelter facilities within the City during the course of the year. Some of these households were adult multi-person households (i.e., married couples, etc.), though most were single-person households. Additional data from the 2019 Point in Time Count (PITC) indicate that there were approximately 799 unsheltered homeless adults living on the street in Stockton on any given night. All of these individuals are assumed to fall into the extremely low-income category.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

While the available data do not permit a comprehensive evaluation of the number and type of households in need of housing assistance who are disabled or victims of domestic violence, there are discrete data points available that help to highlight the general scope of the issue. For example, the 2011-2015 ACS indicates there were an average of 37,711 persons with disabilities living in Stockton, representing approximately 12.7 percent of the total population. According to the 2013-2017 ACS, this figure increased to 41,502 individuals, which represented roughly 13.7 percent of the population. This indicates that the number of individuals with disabilities is increasing.

According to figures derived from the 2011-2015 CHAS data set, approximately 27,345 households in the City of Stockton had at least one member with a physical or cognitive disability. This translates to around 29.6 percent of Stockton households. Of these households, roughly 15,260 (55.8 percent) were lower income with incomes that were less than or equal to 80 percent of HAMFI.

According to the Housing Authority of the County of San Joaquin (HACSJ), the housing authority administered 5,174 Housing Choice Vouchers (HCV) in San Joaquin County as of October 2019. Of those, 3,603, or 70 percent, resided in Stockton. Nearly 52 percent of HCV participants residing in Stockton around 1,878 households in total, reported having a disability of some kind. The 2019 PIT count also identified 250 unsheltered adults in the City of Stockton with a disability, 21 of whom reported having a physical disability, 45 of whom reported having chronic health problems and 170 of whom reported having mental health problems. None reported having a developmental disability.

The available data on the prevalence of domestic violence, dating violence, sexual assault, and stalking is relatively limited. According to the California Department of Justice, there were a total of 2,435 domestic violence related calls for service placed to law enforcement agencies in Stockton in 2017. Based on estimates of the total 2017 population reported by the Department of Finance, this equals approximately 7.8 calls for service per 1,000 residents. Given that many incidences of domestic violence, dating violence, sexual assault, and stalking go unreported, this likely understates the actual number of domestic violence, dating violence, sexual assault, and stalking victims.

Additional data provided by the Women’s Center – Youth and Family Services (WCYFS), the leading provider of services to victims of domestic violence and sexual assault in San Joaquin County, indicates that WCYFS provided assistance to 2,205 victims of domestic violence and 795 victims of sexual assault via their respective 24-hour help-lines in fiscal year 2017/2018, the most recent fiscal year for which data is available. While not all victims of domestic violence or sexual assault may require housing assistance, the WCYFS provided emergency shelter to 305 unique individuals at the DAWN House facility in fiscal year 2018/2019 (DAWN House closed for rehabilitation for six months in fiscal year 2017/2018, therefore data from that year does not reflect the number of persons served at that facility annually). Through WCYFS’s *Just for Kids* program, 92 children received one-on-one counseling. WCYFS’s Parent Academy had 275 parent participants in fiscal year 2017/2018. WCYFS also operates three facilities specifically targeting homeless and runaway youth. Safe House, the only emergency shelter in Stockton for homeless and runaway youth aged 12 to 17 years, sheltered 101 youth in fiscal year 2017/2018. Opportunity House, the county’s primary youth transitional living program, housed 26 youth and seven of their children. WCYFS also operated a non-residential Drop-In Center for homeless youth and those at risk of becoming homeless which served 111 youth in 2017/2018.

What are the most common housing problems?

Based on the data reported in Table 8, the most common housing problems among Stockton households with incomes up to the median are excessive cost burden and overcrowding. Among those households with incomes up to the median experiencing housing problems, 60.5 percent, or around 31,979 households, experienced housing cost burdens in excess of 30 percent of gross income. An estimated 25.3 percent of households with incomes up to the median, around 13,390 in total, experienced housing cost burdens of greater than 30 percent, but less than 50 percent, of gross income. By comparison, an estimated 35.2 percent of households with incomes up to the median, equal to an estimated 18,589 households in total, experienced severe housing cost burdens exceeding 50 percent of gross income. Overcrowding represents a less prevalent, but still important, housing problem among Stockton households, affecting around 10.8 percent of households with incomes up to the median, or around 5,720 households in total. For additional detail regarding the breakdown of households by housing problem type, please refer to Table 8, above, as well as Figure 3, below.

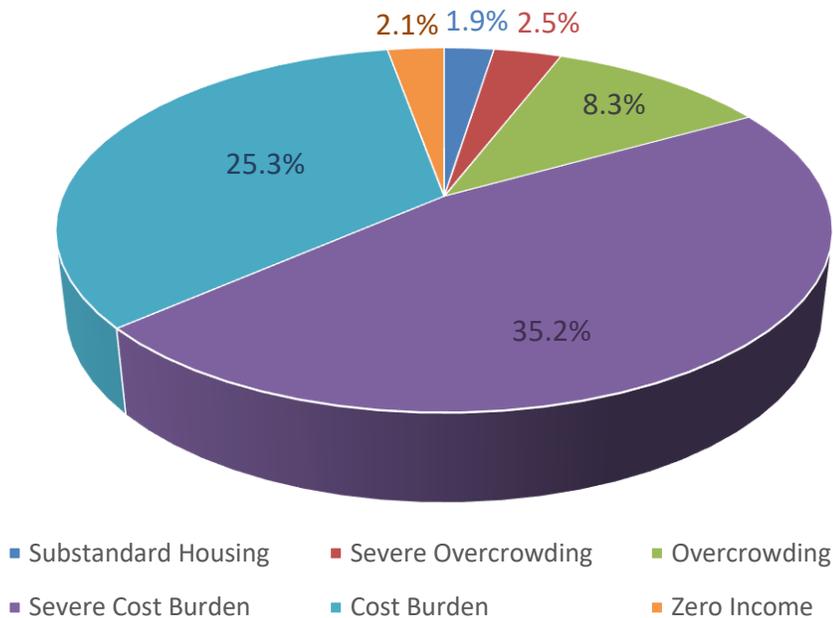


Figure 3 - Percent of Stockton Households with Housing Problems by Housing Problem Type, 2011-2015

Note:

Represents proportions of the 39,804 households with incomes up to the median (100% AMI) that experience housing problems

Data Source: 2011-2015 CHAS; BAE

Are any populations/household types more affected than others by these problems?

The data reported in this section indicate that the prevalence of housing problems among households with incomes up to the median, regardless of household tenure, decreases as household income increases. For example, Figure 4 illustrates that an average of 21.9 percent of extremely low-income households experienced one or more housing problems between 2011 and 2015. This was compared to only 3.3 percent of middle-income households. On the whole, renter households were considerably more likely to experience housing problems. This is generally because they accounted for a larger overall proportion of lower-income households. For example, renter households accounted for 70.2 percent of all households with incomes equal to 80 percent of HAMFI or less, while owner households accounted for the remaining 29.8 percent.

As shown in Figure 5, renter households in the extremely low- and very low-income categories were more likely than their wealthier counterparts to experience severe housing problems. For example, an estimated 31.4 percent of renter households with incomes up to the median experiencing housing problems were extremely low-income and had housing costs that were greater than 30 percent of gross income. An estimated 28.3 percent were extremely low-income and experienced housing cost burdens that were greater than 50 percent of income. By comparison, an estimated 15.9 percent of renter households with incomes up to the median experiencing housing problems were low-income and

experienced housing costs equal to greater than 30 percent of gross income. However, only 3.1 percent of the reported renter households were low-income and experienced housing costs equal to greater than 50 percent of gross income. As shown in Figure 6, low-income owner households are generally more likely to experience severe housing problems. This is generally due to the relatively small numbers of extremely low- and very low-income owner households.

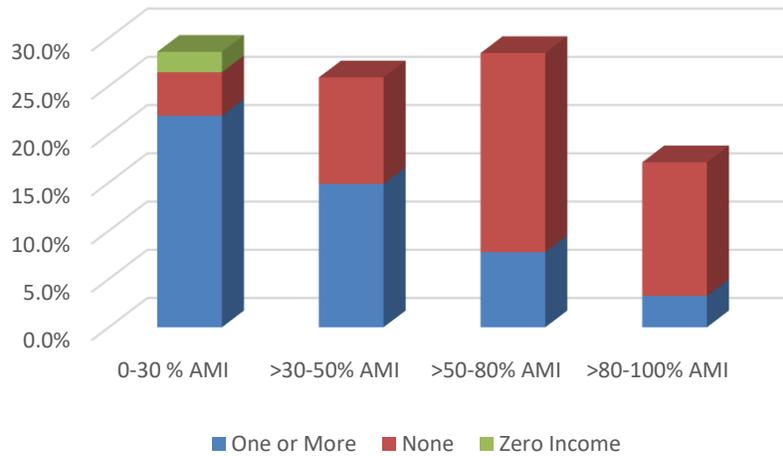


Figure 4 - Percent of Stockton Households with Housing Problems by Income Category, 2011-2015

Note:

Represents proportions of the 52,844 households with incomes up to the median (100% AMI).

Data Source: 2011-2015 CHAS, BAE

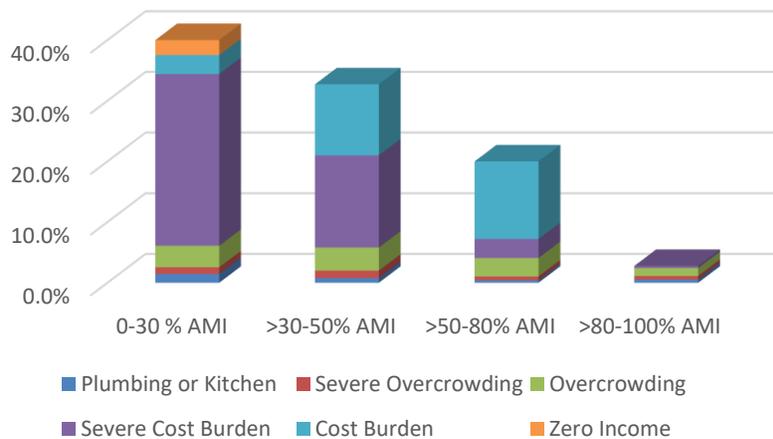


Figure 5 - Percent Renter Households with Housing Problem by Income Category, 2011-2015

Note:

Represents proportions of the 28,279 renter households with incomes up to the median (100% AMI) that experience housing problems, by housing problem and income category problems.

Data Source: 2011-2015 CHAS, BAE

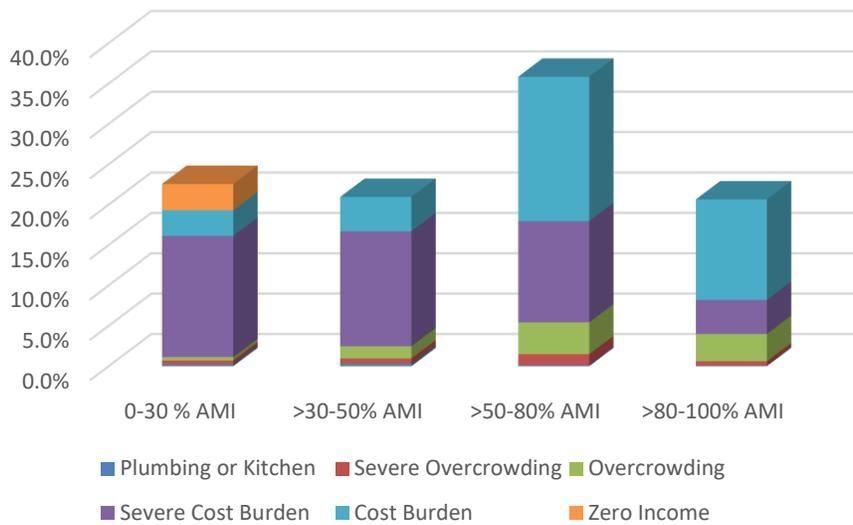


Figure 6 - Percent Owner Households with Housing Problem by Income Category, 2011-2015

Note:

Represents proportions of the 11,525 owner households with incomes up to the median (100% AMI) that experience housing problems, by housing problem and income category problems.

Data Source: 2011-2015 CHAS, BAE

The additional data provided in Table 10 and Table 11 regarding the relative prevalence of housing cost burdens among lower income households of various types indicate elderly owner households and Other renter households are significantly more likely to experience excessive and severe housing cost burdens, when compared to all other households. Small related renter households and larger family owner households are somewhat more likely to experience excessive and severe housing cost burdens. In terms of overcrowding, non-family renter and multiple unrelated family households are significantly more likely to experience overcrowding, especially among extremely low and very low-income non-family households. Single-family renter households are only somewhat more likely to experience overcrowding.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

While the availability of data quantifying the number and characteristics of individuals and families at-risk of homelessness is limited, the federal definition for at-risk persons, described in the following section, provides a useful foundation upon which to generate rough estimates using the available Census and HUD datasets. According to Table 7, there are approximately 15,095 households in the City of Stockton with incomes equal to, or less than, 30 percent of the HAMFI. Based on the federal

definition, these households meet the primary threshold for being considered at-risk of homelessness. Roughly 43 percent of these households contain a single individual, while 57 percent are families. Around 39 percent are small-family households, while only 13 percent are large-families, and 29 percent contain children that are six years old or younger. Around 22 percent are households with at least one member age 62 or over.

Other important indicators include the prevalence of housing problems, and other characteristics, that are often associated with housing instability and an increased risk of homelessness. For example, of the estimated 15,090 households in the extremely low-income category reported in Table 9, around 77 percent experienced at least one of the four housing problems reported by HUD. Data presented in Table 8 indicate that around 77 percent of extremely low-income households had housing costs exceeding 30 percent of income, while 10 percent experienced some form of overcrowding, three percent lived in substandard housing, and eight percent had zero or negative incomes. This indicates that these households may be at increased risk of experiencing homelessness.

While there are multiple models for housing and supportive service provision, the ESG and CoC regulations emphasizes the housing first model, which focuses on providing homeless persons with housing as quickly as is practicable and limiting supportive services to those that are critical to immediately supporting stable housing, while other needs are addressed through available existing mainstream resources. Consultations with homeless service providers indicate that individuals and families at risk of homelessness or residing in shelters are most in need of rapid rehousing assistance so they can remain in their home, or assistance finding an affordable alternative unit. For families that must move, finding quality units in safe neighborhoods that allow their children to remain in their existing or better schools is critically important.

The City's Homeless Prevention and Rapid Re-Housing Program (HPRP) provides homeless prevention assistance to households who would otherwise become homeless and provides rapid re-housing assistance for persons who are currently homeless. Prior to 2012, the HPRP was funded through American Recovery and Reinvestment Act (ARRA) grants awarded by the Federal Government, with the City of Stockton receiving \$1.7 million and San Joaquin County receiving \$1.5 million. However, these grants were discontinued in 2012, severely limiting the efficacy of the program and the number of households assisted. Since 2012, the City has utilized ESG funds to implement both Homeless Prevention and Rapid Re-Housing activities. Between 2015 and 2019, the City provided homeless prevention services to 181 households (462 persons) and rapid rehousing services to 87 households (187 persons) using ESG funding.

For individuals and families receiving rapid rehousing assistance but nearing the end of that assistance, consultations indicate their greatest need is ability to secure and maintain a steady source of income. In some cases, this may require vocational training or life skills training to prepare them for the workforce. In other cases, this may require assistance with transportation to and from work and/or assistance locating affordable child care services which allow them to attend work.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For the purposes of this analysis, the City of Stockton utilizes the federal definition for individuals and families at-risk of homelessness, as defined under *24 CFR 576.2*. The methodology used to generate the estimates described in the prior section are described in that section. Per Federal regulations, persons at-risk of homeless include:

Category 1 – Individuals and Families

Any individual or family who:

- (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “homeless” definition; and
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health care facility, a mental health facility, foster care, or other youth facility, or correction program or institution);
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan;

Category 2 – Unaccompanied Children and Youth

A child or youth who does not qualify as “homeless” under this section, but qualified as “homeless” under another Federal statute, such as section 387(3) of the Runaway and Homeless Youth Act, section 637(11) of the Head Start Act, or section 41403(6) of the Violence Against Women Act of 1994, among others.

Category 3 – Families with Children and Youth

A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristics of the housing market within the City of Stockton that are most closely linked with instability and an increased risk of homelessness among extremely low-income households include a lack of smaller, more affordable housing units. This results in an above average prevalence of high housing cost burdens and overcrowding among lower income households that may struggle to locate housing that is appropriately sized and affordable at their given income level. As a result, households often choose to occupy the housing units that represent the next best alternative, the occupancy costs of which often exceed the proportion of income generally considered reasonable. These households may also choose to share a housing unit with other unrelated lower-income individuals and households. While this often helps to improve the relative affordability of the available housing stock, it frequently results in overcrowded conditions. For extremely low-income households experiencing high housing costs and/or overcrowding, there are a variety of factors that can often result in an eminent risk of homelessness. Most notably, these include the loss of a job, persistent unemployment, and other personal circumstances, such as poor health, mental illness, substance abuse, and domestic violence or other trauma. One other factor that service providers noted in consultations as contributing to housing instability and homeless is an increase in evictions of lower income tenant from older more affordable units which were bought by investors in the wake of the housing market collapse of 2008. As the housing market in Stockton improves, many property owners are renovating units and renting them at market rents that are above what the existing tenants can afford. Given the shortage of units affordable to lower-income residents in Stockton, evicted tenants have limited alternative housing options.

Discussion

Not applicable.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when members of a given racial or ethnic group, at a given income level, experience housing problems at a greater rate (10 percentage points or more), than do households within the same income level as a whole, regardless of race or ethnicity. For example, assume that 60 percent of all low-income households within the City have a housing problem, as do 70 percent of low-income Hispanic households. In this case, low-income Hispanic households have a disproportionately greater need for housing assistance. The following analysis uses the default data, provided by HUD for the City of Stockton, to identify households experiencing disproportionately greater need, by racial and ethnic group and income level, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. The analysis is based on the estimated number of households experiencing each of the four housing problems, including those housing problems that are defined as both severe and less severe (e.g., both cost burdened and severely cost burdened households, as well as overcrowded and severely overcrowded households).

0%-30% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,830	1,140	1,120
White	2,560	325	305
Black / African American	2,540	155	270
Asian	1,805	225	215
American Indian, Alaska Native	105	10	15
Pacific Islander	10	15	0
Hispanic	5,175	390	290
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
 Source:

Table 14 reports the number of extremely low-income (30 percent of HAMFI or less) households, by racial and ethnic group, that experienced one or more of the four housing problems discussed previously, as well as the number of households that experience none of the four housing problems, and the number of households with zero or negative income. According to these data, approximately 85

percent of extremely low-income households in Stockton experienced one or more of the four housing problems. Four out of the six reported racial and ethnic groups had a lower prevalence of housing problems, compared to extremely low-income households citywide. Black/African American and Hispanic households were more likely to experience housing problems, though not to a disproportionate degree (i.e. the percentage was less than 10 percentage points higher than the citywide average for all racial groups considered extremely low-income). This indicates that none of the identified racial and ethnic groups experienced a disproportionately greater need compared to other extremely low-income households.

30%-50% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,660	2,040	0
White	2,305	545	0
Black / African American	2,240	310	0
Asian	1,935	460	0
American Indian, Alaska Native	45	4	0
Pacific Islander	40	0	0
Hispanic	4,645	690	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

Table 15 reports the number of very low-income (between 30 and 50 percent of HAMFI) households, by racial and ethnic group, that did or did not experience one or more of the four housing problems introduced previously. According to these data, approximately 85.1 percent of very low-income households in Stockton experienced one or more of the four housing problems. All Pacific Islander households reported in the table experienced at least one of the reported housing problems, indicating that these households experienced a disproportionately greater need than other very low-income households within the City. Very low-income households belonging to two other racial and ethnic groups were more likely to experience one or more housing problems compared to the income group citywide, but not disproportionality so. An estimated 91.8 percent of very low-income American Indian, Alaska Native households experienced at least one housing problem, while an estimated 87.8 percent of very low-income Black/African American households experienced at least one housing problem. These figures are 6.7 percent and 2.7 percent higher than the citywide average for very-low income households. Because the CHAS data are based on the ACS, these values likely have margins of error

values that were not published by HUD, suggesting that these values could be somewhat higher, or lower, than the reported value. With this in mind, the conservative approach would be to consider extremely low-income American Indian, Alaskan Native households as having a high likelihood of experiencing a disproportionately greater need.

50%-80% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,794	5,230	0
White	2,180	1,395	0
Black / African American	950	725	0
Asian	1,834	735	0
American Indian, Alaska Native	64	24	0
Pacific Islander	45	10	0
Hispanic	4,435	2,210	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

Table 16 reports the number of low-income (between 50 and 80 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four housing problems introduced previously. According to these data, approximately 65.2 percent of low-income households in Stockton experienced one or more of the four housing problems. Nearly 82 percent of low-income Pacific Islander households experienced at least one of the reported housing problems, indicating that these households had a disproportionately greater need than other low-income households within the city. Low-income households belonging to Black/African American, and Hispanic racial and ethnic groups experienced one or more housing problem to a greater degree than low-income households citywide, but not disproportionately so. Low-Income American Indian, Alaska Native households, on the other hand, were 7.5 percentage points more likely to experience one or more housing problems compared to low-income households citywide. While this figure does not exceed the disproportionately greater need threshold, given the margin of error possible with ACS data, it is conservative to consider low-income American Indian, Alaska Native households as having a high likelihood of experiencing a disproportionately greater need.

80%-100% of Area Median Income

Housing Problems (a)	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,390	4,665	0
White	1,054	1,260	0
Black / African American	400	425	0
Asian	885	825	0
American Indian, Alaska Native	25	25	0
Pacific Islander	4	0	0
Hispanic	1,945	2,020	0
Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%			

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
 Source:

Table 17 reports the number of middle-income (between 80 and 100 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four housing problems introduced previously. Approximately 48.5 percent of middle-income households in Stockton experienced one or more of the four housing problems. Though middle-income households in three of the reported racial and ethnic groups had an above average percentage of households that experienced one or more housing problems, only low-income households belonging to the Pacific Islander racial and ethnic group exceeded the threshold defined by HUD for disproportionately greater need. According to these data, four Pacific Islander households were considered middle-income, all of which experienced one or more of the defined housing problems.

Discussion

Using the default data for the City of Stockton provided in Table 14 through Table 17, and the previously identified methodology for determining disproportionately greater need prescribed by HUD, the analysis discussed above identifies a disproportionately greater need for housing assistance among Pacific Islander and American Indian, Alaska Native households. More specifically, the analysis indicates that very low-, low-, and middle-income Pacific Islander households experienced housing problems at a disproportionately greater rate than other households in the same income categories. While the proportion of very low- and low-income American Indian, Alaska Native households did not meet the criteria for being considered disproportionately impacted by housing problems, the proportion of these households that did experience housing problems was close enough to the threshold that they could be considered at risk for experiencing housing problems at a disproportionate rate.

Housing Problems (a)	0%-30% HAMFI	30%-50% HAMFI	50%-80% HAMF	80%-100% HAMFI
White	-	-	-	-
Black/African American	-	-	-	-
Asian	-	-	-	-
American Indian, Alaska Native	-	○	○	-
Pacific Islander	-	X	X	X
Hispanic	-	-	-	-
<p>X = The given racial or ethnic group, at a given income level, experienced housing problems at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.</p> <p>○ = The given racial or ethnic group, at a given income level experienced housing problems to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.</p> <p>Note: (a) The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%</p>				

Table 18 - Disproportionately Greater Need - Housing Problem Summary

Data 2011-2015 CHAS; BAE
Source:

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As discussed in prior section, a disproportionately greater need exists when the members of a racial or ethnic group, at a given income level, experience housing problems at a greater rate than that of all households at the same income level. The following assessment expands on the analysis conducted under section NA-15, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. This section focuses on those households that experience more severe housing problems, including those that lack complete kitchen and/or plumbing facilities, as well as severe cost burdened (greater than 50 percent of income is spent on housing and related costs) and severe overcrowding (greater than 1.5 persons per room).

0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,590	2,380	1,120
White	2,260	625	305
Black / African American	2,300	395	270
Asian	1,705	325	215
American Indian, Alaska Native	70	40	15
Pacific Islander	10	15	0
Hispanic	4,660	910	290

Table 19 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

Table 19 reports the number of extremely low-income (30 percent of HAMFI or less) households, by racial and ethnic group, that experience one or more of the severe housing problems noted in the introduction. Approximately 76.8 percent of extremely low-income households in Stockton experienced one or more of the four housing problems at a severe level. According to these data, none of the extremely low-income racial and ethnic groups disproportionately experienced severe housing problems compared to extremely low-income households citywide. Extremely low-income Hispanic and Black/African American households were more likely to experience severe housing problems than the average extremely low-income household in Stockton, but only by 2.7 and 0.8 percentage points, respectively.

30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,855	5,835	0
White	1,560	1,290	0
Black / African American	1,540	1,010	0
Asian	1,470	925	0
American Indian, Alaska Native	35	15	0
Pacific Islander	20	20	0
Hispanic	2,885	2,450	0

Table 20 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

Table 20 reports the number of very low-income (between 30 and 50 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the severe housing problems noted above. Approximately 57.4 percent of very low-income households in Stockton experienced one or more of the four severe housing problems. Only very low-income American Indian, Alaska Native households experienced one or more severe housing problem to a disproportionately greater degree than very low-income households citywide. According to the data, 70 percent of very low-income American Indian, Alaska Native households experienced severe housing issues, which was 12.6 percentage points higher than the citywide average for the income group as a whole. Though three of the reported racial and ethnic groups have an above average percentage of households experiencing one or more severe housing problem, none of those exceed the 10 percent threshold defined by HUD for disproportionately greater need.

50%-80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,114	10,910	0
White	830	2,745	0
Black / African American	305	1,375	0
Asian	1,084	1,490	0
American Indian, Alaska Native	24	64	0
Pacific Islander	14	35	0

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,695	4,960	0

Table 21– Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

Table 21 reports the number of low-income (between 50 and 80 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the severe housing problems noted in the introduction. According to these data, approximately 27.4 percent of low-income households in Stockton experienced one or more of the four severe housing problems. Low-income Asian households disproportionately experienced severe housing problems, with 42.1 percent of these households reporting one or more of the four severe housing problems. This is 14.7 percentage points higher than the citywide average for the same income group, and above the 10-percentage point threshold required to be considered disproportionately impacted.

80%-100% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	7,315	0
White	435	1,879	0
Black / African American	85	745	0
Asian	495	1,220	0
American Indian, Alaska Native	15	35	0
Pacific Islander	4	0	0
Hispanic	700	3,260	0

Table 22 - Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

Table 22 reports the number of middle-income (between 80 and 100 percent of HAMFI) households, by racial and ethnic group, that experienced one or more of the four severe housing problems. According to these data, only around 19.1 percent of middle-income households in Stockton experienced a severe housing problem. According to the data, two racial and ethnic groups exceeded the threshold defined by HUD for disproportionately greater need. Of the four middle-income Pacific Islander households reported, all had one or more of the four severe housing problems, exceeding the citywide average by 80.9 percentage points. Approximately 30 percent of middle-income American Indian, Alaska Native

households had at least one severe housing problem, exceeding the citywide average by 10.9 percentage points. Although middle-income Asian households experienced severe housing problems at a rate that was below the 10 percent threshold (9.8 percent), it was close enough that these households could conservatively be considered as having a disproportionately greater need for housing assistance.

Discussion

Using the default data for the City of Stockton provided in Table 19 through Table 22, and the previously identified methodology for determining disproportionately greater need prescribed by HUD, the analysis above identifies a disproportionately greater need for housing assistance among American Indian, Alaska Native, Asian, and Pacific Islander households. More specifically, this portion of the analysis focused on those households experiencing severe housing problems, mainly severe cost burdens (in excess of 50 percent of income) and severe overcrowding (greater than 1.5 persons per room). The analysis identifies a disproportionately greater need for housing assistance among American Indian, Alaskan Native households at the very low- and middle-income categories, as well as Asian households in the low- and middle-income categories and Pacific Islander households in the middle-income category.

Severe Housing Problems (a)	0%-30% HAMFI	30%-50% HAMFI	50%-80% HAMF	80%-100% HAMFI
White	-	-	-	-
Black/African American	-	-	-	-
Asian	-	-	X	X
American Indian, Alaska Native	-	X	-	X
Pacific Islander	-	-	-	X
Hispanic	-	-	-	-

X = The given racial or ethnic group, at a given income level, experienced housing problems at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.

O = The given racial or ethnic group, at a given income level experienced housing problems to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.

Note:

(a) The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 23 - Disproportionally Greater Need – Severe Housing Problems Summary

Data Source: 2011-2015 CHAS; BAE

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As discussed in prior section, a disproportionately greater need exists when the members of a racial or ethnic group, at a given income level, experience housing problems at a greater rate than all households at the same income level. The following assessment expands on the analysis conducted under section NA-15, as required under 91.205(b)(2), 91.305(b)(2), and 91.405. This section focuses on the relative burden placed on households with regard to housing costs, by race and ethnic group.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,760	19,870	21,600	1,205
White	17,625	5,070	4,940	355
Black / African American	4,825	2,805	4,155	285
Asian	9,585	2,935	3,720	225
American Indian, Alaska Native	150	120	125	15
Pacific Islander	280	140	14	0
Hispanic	16,210	8,300	7,590	310

Table 24 - Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

The data reported in Table 24 identifies the number of households by race and ethnic category and categorizes them by the percentage of household income that is dedicated to housing and housing related costs. As discussed previously, households are considered cost burdened when their housing and related costs exceed 30 percent of the household income. Households are considered severely cost burdened when housing and related costs account for greater than 50 percent of household income.

According to the default data provided by HUD, 53.8 percent of all households in Stockton had housing costs that were equal to, or less than, 30 percent of household income. By comparison, an estimated 63.0 percent of White households experienced housing costs equal to, or less than, 30 percent of income. This indicates that these households are less likely to be burdened by high housing costs, compared to other households in Stockton.

An estimated 21.5 percent of households in Stockton experienced housing costs equal to between 30 and 50 percent of income. By comparison, approximately 32.3 percent of Pacific Islander households are

burdened with housing costs that equal between 30 and 50 percent of income. This is 10.8 percentage points higher than the citywide average, indicating that this racial group experienced a disproportionately greater need for assistance. While not exceeding the threshold for needing disproportionality greater assistance, American Indian, Alaskan Native households were 7.8 percentage points more likely to be cost burdened, indicating that they are at risk for a disproportionately greater need for assistance.

An estimated 23.4 percent of households in Stockton have housing costs equal to more than 50 percent of household income. Black/African American households are the only racial or ethnic group that shows a disproportionately greater need in this regard, with an estimated 34.4 percent experiencing this condition, which is 11.1 percentage points higher than the citywide average. Once again, American Indian, Alaskan Native households could be considered at risk for a disproportionately greater need for assistance, as these households are 7.1 percentage points more likely than the citywide average to have severe housing cost burdens.

Discussion:

Using the default data for the City of Stockton provided in Table 24, and the previously identified criterion for determining disproportionately greater need, the analysis provided above indicates that Pacific Islander households experienced excessive housing cost burdens at a disproportionately greater rate, compared to all households citywide, while African American households experienced severe housing cost burdens at a disproportionately greater rate, compared to all households citywide. Meanwhile, American Indian/Alaskan Native households were at risk for risk for experiencing both excessive and severe housing cost burdens to a disproportionately greater degree than other racial and ethnic groups.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
White	-	-	-	-
Black/African American	-	-	X	-
Asian	-	-	-	-
American Indian, Alaska Native	-	o	o	-
Pacific Islander	-	X	-	-
Hispanic	-	-	-	-

Note:

X = The given racial or ethnic group, at a given income level, experienced housing cost burdens at a rate that was 10 percentage points or more than households within the same income level as a whole, regardless of race or ethnicity.

o = The given racial or ethnic group, at a given income level experienced housing cost burdens to a degree less than 10 percentage points more than households within the same income level as a whole, regardless of race or ethnicity; however, given the possible margin of error, the analysis conservatively assumes the given racial or ethnic group at a given income level has a high likelihood of experiencing disproportionality greater need.

Table 25 - Disproportionally Greater Need – Housing Cost Burden Summary

Data Source: 2011-2015 CHAS; BAE

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The analysis discussed under sub-sections NA-15 through NA-25 provide evidence based on the most recent available data indicating a disproportionately greater need for housing assistance among very low-income Pacific Islander and American Indian, Alaska Native households; and low- and middle-income Pacific Islander, American Indian, Alaska Native, and Asian households. In particular, there is a disproportionately greater prevalence of severe housing problems among very-low-income American Indian, Alaska Native households; low-income Asian households; and middle-income Asian, American Indian, Alaska Native, and Pacific Islander households. Lastly, the analysis indicates that American Indian, Alaska Native and Pacific Islander households are disproportionately impacted by high housing cost burdens, while Black/African American households are disproportionately impacted by severe housing cost burdens.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

With a relatively diverse minority population, a variety of areas throughout the City of Stockton contain notable concentrations of minority residents. However, very few of these areas contain a concentration of racial or ethnic groups identified above as having a disproportionately greater need of housing assistance that reach the HUD based threshold of 51 percent. According to the 2013-2017 ACS, there are six Census Tracts in the north eastern portion of the city where the share of Asian residents equals or exceeds 50 percent, including Census Tracts 33131, 34033, 34051, 34091, 35001, 41023. For additional detail regarding the relative concentration of disproportionately impacted minority residents throughout the City of Stockton, please refer to the figures provided in section MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

The following section provides a concise summary of existing public housing resources and discusses the needs of public housing residents. Because the City of Stockton does not own or operate public housing, this task is delegated to the Housing Authority of the County of San Joaquin (HACSJ), which is designated as a certified Public Housing Agency (PHA). The data reported in the tables provided below are provided by the HACSJ and represents figures for the City of Stockton as of September 2019.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
# of units vouchers in use	0	0	686	3,603	285	3,318	145	55	8
Note: (a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders. (b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.									

Table 26 - Public Housing by Program Type

Data Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.
Source:

The HACSJ owns and operates a total of 1,075 public housing units at four properties located throughout the County. Due to redevelopment efforts underway at a number of HASJC owned complexes which involve demolition and replacement of units, there currently 986 public housing units currently in use throughout the County. Two of the public housing complexes owned and operated by the HACSJ are located in the City of Stockton, including Conway Homes and Sierra Vista Homes. Conway Homes features 436 units, while Sierra Vista currently features 305 units. The HACSJ is currently in the second phase of a multiphase redevelopment of Sierra Vista. Prior to the redevelopment project, Sierra Vista had 396 units. Upon completion of the redevelopment project, Sierra Vista will have between 500 and 550 new units, resulting in a net increase of 104 to 154 new units. This would bring the total number of public housing units in Stockton to between 936 and 986 units. Table 26 shows that 686 of the public housing units located in Stockton are currently occupied, with the ongoing redevelopment efforts being the main reason 55 units remain unoccupied.

In addition to maintaining a large number of public housing units, the HACSJ also provides assistance through the Housing Choice Voucher (HCV) program. As reported in Table 26, 3,603 Stockton

households currently receive vouchers through the program. The majority of the vouchers issued by the HACSJ are tenant-based, meaning that vouchers are issued to individual households, who are then responsible for locating suitable housing. Of the total vouchers, Table 26 identifies 145 vouchers in use in Stockton through the Veterans Affairs Supportive Housing (VASH) program, 55 vouchers issued through the Family Unification program, and eight vouchers issues through the Mainstream Voucher Program. The Mainstream Voucher Program assists non-elderly persons with disabilities and was funded for the first time since 2005 by the 2017-2019 Consolidated Appropriations Act. Figures in Table 26 through Table 30 which reference disabled individuals refer to Mainstream Voucher Program participants.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher (a)	
						Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	19,155	(b)	12,257	16,976	14,811	15,603
Average length of stay	0	0	6.71	(b)	2.0	4.2	2.1	2.5
Average Household size	0	0	3	(b)	1	3	2	4
# Homeless at admission	0	0	59	371	35	336	91	0
# of Elderly Program Participants (>62)	0	0	161	1,168	130	1,038	2	1
# of Disabled Families	0	0	242	1,878	197	1,840	26	8
# of Families requesting accessibility features	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
# of HIV/AIDS participants	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
# of DV victims	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Notes:								
(a) Special purpose voucher participants are a subset of project-based and tenant-based voucher holders.								
(b) HACSJ staff were unable to determine the methodology used by HUD to calculate these figures.								

Table 27 - Characteristics of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

Table 27 provides additional detail regarding the characteristics of public housing tenants and HCV participants in the City of Stockton. For example, the average annual income of most public housing tenants is just over \$19,000. With an average household size of three persons, this is below the \$21,330 federal poverty line for a family of three in 2019, as shown in Table 28. Similarly, Voucher participants also had average annual incomes that were below the federal poverty line based on the average household sizes listed in Table 27. A comparison of data presented in Table 27 and Table 28 shows that with the exception of Mainstream Voucher Program participants, all project-based, tenant-based, and special purpose voucher participants had average annual incomes that were below the federal poverty line for the associated average household size. The data indicate that income gap is most pronounced among programs with larger average household sizes, such as tenant-based and Family Unification voucher holders.

Persons in Family/Household	Poverty Guideline
1	\$12,490
2	\$16,910
3	\$21,330
4	\$25,750

Table 28 - Federal Poverty Guidelines for the 48 Contiguous States and the District of Columbia, 2019

Data Source: U.S. Department of Health and Human Services, 2019.

Table 27 shows that public housing tenants have considerably longer average stays than voucher participants. Public housing tenants' stays average a little more than six and a half years, followed by tenant-based vouchers with an average stay of a little more than four years. Disabled or Mainstream Voucher Program participants have the shortest length of stay; however, it should be noted that the Mainstream Voucher Program has only been in effect since November 2018 and that the average length of stay will likely increase as the program continues. At around two years, project-based and Veterans Affairs Supportive Housing (VASH) voucher participants have the shortest average lengths of stay, followed by Family Unification voucher holders at 2.5 years. Tenant based voucher participants have the second longest average length of stay, at a little more than four years.

Roughly nine percent of public housing tenants and ten percent of voucher program participants were homeless upon admission to the housing program, with special purpose voucher holders having the highest rate of homelessness. Three quarters of Mainstream voucher holders were homeless upon admission, while 63 percent of VASH participants and 45.5 percent of Family Unification Program participants were homeless upon admission.

A little more than 23 percent of public housing tenants and 32 percent of HCV program participants are elderly. Project based and VASH voucher participants are much more likely to include elderly residents, accounting for around 46 percent of each program’s participants, respectively.

An even larger percentage of participating households included persons with disabilities. For example, 35 percent of households residing in public housing and 56 percent of households participating in the HCV program, include persons with disabilities. The Mainstream program, which specifically targets persons with disabilities, had the largest proportion of disabled participants; however, in absolute terms, tenant-based voucher programs housed the largest number of disabled families.

The HACSJ does not track the number of families requesting accessibility features, the number of HIV/AIDS program participants, or the number of domestic violence victims.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher (a)		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
White	0	0	312	1,233	121	1,112	89	38	5
Black/African American	0	0	219	1,786	139	1,647	54	9	3
Asian	0	0	111	463	14	449	2	5	0
American Indian/Alaska Native	0	0	11	49	3	46	0	0	0
Pacific Islander	0	0	6	18	5	13	0	0	0
Other	0	0	27	62	3	59	0	3	0
Notes: (a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders. (b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.									

Table 29 - Race of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

According to the data provided in Table 29, 45 percent of the public housing tenants in Stockton are White, with the second and third largest sub-groups being African Americans (32 percent) and Asians (16 percent). Combined, American Indians, Pacific Islanders, and persons of mixed racial background account for only six percent of all public housing tenants. The racial characteristics of HCV program participants are somewhat different, with Whites accounting for 34 percent, African Americans

accounting for 50 percent, and Asian residents accounting for 13 percent of HCV holders. The remaining racial groups accounting for four percent of HCV holders.

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher (a)		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled (b)
Hispanic	0	0	298	760	60	700	27	17	5
Not Hispanic	0	0	388	2,851	225	2,626	118	38	3

Notes:
 (a) Special purpose voucher participants are a subset of project based and tenant-based voucher holders.
 (b) Data reported for disabled special purpose voucher holders refers to participants of the Mainstream housing voucher program.

Table 30 - Ethnicity of Public Housing Residents by Program Type

Data Source: Housing Authority of the County of San Joaquin (HAC SJ), October 2019; BAE, 2019.

According to the data provided in Table 30, 57 percent of the public housing tenants in Stockton are non-Hispanic, with Hispanic residents accounting for the remaining 43 percent. Approximately 80 percent of HCV program participants are reportedly non-Hispanic, as are the majority of voucher recipients under the various special purpose programs, such as VASH and Family Unification. Participants in the Mainstream Voucher Program are the exception, with Hispanic participants accounting for 63 percent of program residents.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As described above, public housing and voucher program participants, as well as those pursuing participation in these programs (i.e., on the wait lists), are typically extremely low-income, with most having incomes below the federal poverty level. While most were not homeless at the time they entered the program, with the exception of VASH participants (63 percent were homeless at admission), most would be at very high risk for homelessness in the absence of the public housing and voucher programs. Around one-third of public housing resident households and more than half of voucher program participant households contain at least one person with a disability. More than half of public housing residents and voucher holders are members of a racial and/or ethnic minority group.

There are generally two types of affordable housing waiting lists managed by the HAC SJ. These include wait lists for subsidized units, which require an income test to determine eligibility, and unsubsidized units that require no eligibility test, but are rented at market rates. Due to the way records are kept, there is insufficient information available regarding the characteristics of these households. It is likewise not possible to determine the number of households requesting accessible units at this time.

Nonetheless, the characteristics of wait list participants are assumed to be similar to existing public housing and voucher program participants.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the HACSJ there are currently 13,310 households on wait lists for vouchers and 10,731 households on wait lists for public housing. Please note that these totals very likely include households that are on both lists, as well as lists for multiple public housing properties. Of the 10,731 households on wait lists for public housing, there are 6,580 households on the wait list for the Sierra Vista property and 7,468 on the wait list for the Conway property, both of which are in Stockton. The HACSJ indicates that all wait lists are closed and, as such, it is not possible to identify how many of the people on the wait lists would be interested in occupying a unit if one became available or if they have already secured adequate housing elsewhere. According to the HACSJ, the most immediate needs of existing residents of public housing, as well as Housing Choice Voucher holders, is securing a steady source of income and identifying and responding to appropriate employment opportunities. Many of public housing residents and voucher program participants could use additional assistance with job readiness and soft skills development, which will help them to improve their ability to capitalize on available employment opportunities as they arise. Households also need assistance navigating existing social service programs. Childcare is also a key need, as a lack of adequate childcare is often a barrier to securing and retaining adequate employment.

How do these needs compare to the housing needs of the population at large?

The majority of the existing public housing residents possess incomes in the lowest reported income categories. As a result, these households are more likely than their citywide counterparts to experience food insecurity and other crises resulting from a severe lack of resources. Many of these households also lack a complete and high-quality education and therefore the skills possessed by their citywide peers. This puts them at a clear disadvantage when pursuing employment opportunities. Due to their low incomes and lack of many otherwise common soft skills and social skills, many of these households would be at severe risk for homelessness in the absence of public housing or housing voucher programs.

Discussion

Not applicable.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section describes the nature and extent of unsheltered and sheltered homelessness in the City of Stockton. The data presented in this section were collected from the Central Valley Low Income Housing Corporation (CLIHC), which acts as the Homeless Information Management System (HMIS) manager for the San Joaquin County/Stockton Continuum of Care (CoC). The San Joaquin CoC represents a network of local government agencies, as well as non-profit and private organizations, that provide services and assistance to homeless individuals and families. The goal of the CoC is to coordinate local efforts to identify and address the needs of the homeless population, provide coordinated outreach services, and to identify gaps and shortfalls where additional resources and coordination may be necessary. Though the CoC effort is led by the San Joaquin County Community Development Department, it incorporates the resources and efforts of a wide variety of jurisdictions, organizations and agencies. These include CVLIHC, the Housing Authority of San Joaquin County (HACSJ), Gospel Center Rescue Mission, Ready to Work, Community Medical Centers, Health Plan of San Joaquin, and representative from other cities throughout the county including the City of Stockton among other important organizations and agencies.

The tables provided below identify the estimated number of unsheltered and sheltered homeless individuals and families in the City of Stockton. The tables present data collected through the 2019 PITC and 2018 annual shelter count. It should be noted that preliminary results indicate an increase in the total number of unsheltered homeless included in the 2019 PITC, compared to the 2017 count. The increase may be attributed to improvements in the survey method and increased outreach, though actual increases in the size of the unsheltered homeless population are also likely. The data on the number of sheltered homeless residing in emergency and transitional housing facilities are those reported in the HMIS system for facilities located within the City of Stockton.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	398	0	6,250	3,520	5,980	0
Persons in Households with Only Children	3	0	75	60	70	14
Persons in Households with Only Adults	426	921	2,000	900	1,600	0
Chronically Homeless Individuals	83	183	600	250	0	0
Chronically Homeless Families	3	0	25	12	0	0
Veterans	63	39	250	120	0	0
Unaccompanied Child	19	23	760	600	0	35
Persons with HIV	14	0	25	10	0	0

Table 31 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2019 PITC identified 2,629 unduplicated homeless individuals countywide, including 1,558 unsheltered homeless and 1,071 persons in emergency shelters and transitional housing facilities. The 2017 PITC identified a total of 1,552 unduplicated homeless individuals, including 567 unsheltered homeless and 985 persons in emergency shelters and transitional housing facilities. Overall, this represents a 73 percent increase in the number of homeless individuals countywide. Note, however, that the PITC may not represent a complete census of the homeless population. Due to methodological improvements, the 2019 count likely captured a larger proportion of the existing homeless population, which implies that the increase in the number of surveyed homeless individuals could be less pronounced than it would otherwise appear.

Additional information provided by the CVLIHC indicates that 2,325 unique individuals utilized emergency shelter facilities within the City of Stockton during the 2018 calendar year. The reported average length of stay for shelter residents who exited a facility during the 2018 calendar year was 42 days, while the median length of stay was seven days. The average length of stay for residents still residing in a shelter at the end of 2018 was 275 days, with a median stay of 76 days. For households with both adults and children, the average length of stay in an emergency shelter was 30 days, compared to 66 days for veterans and households with adults only.

There were also 290 persons who resided in transitional housing in Stockton in 2018. Note that there may be some duplication of persons that resided in emergency shelter facilities, but then moved into a transitional housing facility, during the same calendar year. The reported average length of stay for transitional housing residents who exited a facility during the 2018 calendar year was 178 days, while the median length of stay was 92 days. The average length of stay for residents still residing in transitional housing at the end of 2018 was 206 days, with a median stay of 148 days. The average length of stay in transitional shelter facilities for both family households (i.e., both adults and children), adults-only households, and veterans was 230 days.

Nature and Extent of Homelessness: (Optional)

See discussion below.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Household Type	Unsheltered (a)	Sheltered	
		Emergency**	Transitional**
Adults	799	435	118
Children	4	224	55
Unknown	119	0	0
Total	922	659	173
<i>Chronically Homeless (Adults and Head of Households)</i>	183	72	n.a.
<i>Families with Children</i>	n.a.	92	18
<i>Mentally Ill</i>	170	103	19
<i>Substance Abuse</i>	280	125	44
<i>Elderly (60 years and over)</i>	42	72	7
<i>Unaccompanied Youth</i>	n.a.	13	5
<i>Veterans</i>	39	27	34
Note: (a) Data presented as a subset of the total reported unsheltered population (e.g. families with children, mental health problems, etc.) and only represents information for the 469 unsheltered individuals who were surveyed as part of the PITC. Another 453 unsheltered individuals were observed, but not surveyed for the information provided in this section of the table			

Table 32 - Unsheltered and Sheltered Homeless by Population Type

Data Source: 2019 PIT, HMIS

Table 32 report the number of homeless persons in the City of Stockton during the 2019 PITC. There were a total of 922 unsheltered persons in Stockton on the night of the PITC, including 799 homeless adults and four children, as well as 119 persons whose age could not be identified. The PITC recorded 659 persons residing in emergency shelters, including 435 adults and 224 children. There were 173 persons residing in transitional housing facilities, including 118 adults and 16 children. While data was not collected regarding the number of unsheltered families with children there were a total of 92 sheltered families with young children residing in emergency shelters in Stockton, and 18 families with children in emergency shelter facilities. Additional data from the 2018 annual shelter count identified 209 families with children residing in emergency shelters and 23 residing in transitional housing throughout 2018.

The PITC also did not collect information regarding unsheltered unaccompanied minors, however, 13 unaccompanied minors were living in emergency shelters in Stockton, while five unaccompanied minors were living in transitional housing in Stockton.

The count identified a total of 280 unsheltered individuals with substance abuse issues, and 170 with mental health issues. Another 169 sheltered persons in the City of Stockton experienced substance abuse issues, while 122 experienced mental health issues.

The PITC identified a total of 39 unsheltered veterans and 42 individuals age 62 years or older living in the City of Stockton. There were 61 sheltered veterans living in Stockton as of the 2019 PITC, and 79 sheltered individuals age 62 years or older.

Note that the unsheltered figures provided in the bottom section of Table 32 (i.e., families with children, individuals with mental health issues, etc.) only includes information for the 469 individuals who were surveyed as part of the 2019 PIT, and does not include another 469 individuals whom surveyors observed, but did not interview and did not collect the detailed information on, similar to that provided at the bottom of Table 32. Nature and Extent of Homelessness

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial/Ethnic Group	Unsheltered	Sheltered	
		Emergency	Transitional
American Indian	11	7	0
Asian	25	18	4
African American	249	265	52
Pacific Islander	9	16	4
White	476	301	106
Multi-Racial	13	45	4
Unknown	139	7	3
Total, All Racial Groups	922	659	173
Non-Hispanic/Latino	488	449	133
Hispanic/Latino	245	202	34
Unknown	189	8	6
Total, All Ethnic Groups	922	659	173

Table 33 - Unsheltered and Sheltered Homeless by Race and Ethnicity

Data Source: 2019 PIT, HMIS

Table 33 identifies the number of sheltered and unsheltered homeless persons present within the City of Stockton by racial and ethnic group. Based on these data, around 52 percent of the unsheltered homeless identified in the 2019 PITC were White, with African American individuals making up the second largest sub-group at 27 percent of the total. Homeless persons living in emergency and transitional shelters had similar characteristics, with 51 percent of the population in emergency shelters

being White and 33 percent being African American. The population living in transitional shelters was 46 percent White, and 40 percent African American. In terms of ethnic heritage, an estimated 27 percent of unsheltered homeless were Hispanic, while 53 percent were non-Hispanic, while the ethnic heritage for another 20 percent could not be determined. Around 32 percent of the population residing in emergency shelters were Hispanic, while 66 percent were non-Hispanic. Ethnic heritage could not be determined for two percent of unsheltered individuals. Within transitional housing, 31 percent of the population was Hispanic, 68 percent was non-Hispanic, and ethnic heritage could not be determined for one percent of the population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As described previously, the data reported in Table 32 and Table 33 indicate that there were approximately 922 unsheltered homeless on a given night within the City of Stockton in 2019. The majority were adults, with only four children identified in the count. The count data indicate that there were 659 persons in emergency shelter, and 173 persons in transitional housing on the day of the survey. Roughly one-third of individuals residing in emergency shelters were children, including 92 families with children residing in emergency shelters. A little less than a third of transitional housing residents were children, with 18 families with children living in transitional housing.

Federal regulations provide special priority for four distinct sub-populations, including chronically homeless individuals and families, homeless veterans, and unaccompanied and transition age youth. The 2019 PITC identified 39 unsheltered veterans and 183 chronically homeless persons. The PITC did not report unsheltered unaccompanied youth within the City of Stockton. Additional data from the 2019 PITC indicate that there were 27 homeless veterans in emergency shelters in Stockton, and 34 veterans in transitional housing facilities. There were 183 unsheltered chronically homeless adults and head of households, and 72 chronically homeless adults and head of households in emergency shelters within the City of Stockton. There were 13 unaccompanied youth in emergency shelters and five unaccompanied youth in transitional housing.

Discussion:

Not applicable.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes, to the extent practicable, the housing needs of persons who are not homeless, but require supportive housing. This is done through a brief analysis of the characteristics and housing needs of six special needs groups, including:

- Elderly (defined as 62 years of age and over)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities or daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other addictions
- Victims of domestic violence, dating violence, sexual assault, and stalking

These housing needs were identified through consultations with various organizations and service providers representing each of the special needs groups. The facilities and services available to meet the needs of these subpopulations are discussed in the Market Analysis (MA-35) section of this plan.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

According to the 2011-2015 CHAS, 27,694 Stockton households contained at least one resident age 62 and over, accounting for 30.0 percent of total households. There were 9,329 households that contained at least one person age 75 and over, representing 10.1 percent of all Stockton households. The 2013-2017 ACS indicate that 43.2 percent of persons age 65 and over are disabled. Approximately 30.7 percent of disabled individuals age 65 and have ambulatory difficulty, while 23.0 percent have difficulty living independently, 13.5 percent have a cognitive disability, and 12.0 percent have difficulty with self-care. Roughly 15.0 percent have difficulty hearing, while eight percent have vision difficulty. A person may have more than one disability.

Persons with Disabilities

According to the 2013-2017 ACS, an average 13.7 percent of Stockton residents had a disability, regardless of age. The largest disabled subpopulation included those between the ages of 18 and 64, which accounted for 56.1 percent of all disabled persons. The second largest subgroup was those age 65 and over, which accounted for 35.9 percent of all disabled persons. Disabled children age five to 17 represented 7.6 percent of all disabled persons. Disabled children under five years of age represented 0.3 percent of all disabled persons. The most common disabilities included ambulatory difficulties, which affected approximately 60 percent of the disabled population. Cognitive and independent living difficulties impacted 43 percent and 40 percent of disabled individuals, respectively. The remaining disability categories, including hearing, vision, and self-care difficulties each impact around 20 percent of all disabled persons.

Persons with Alcohol/Drug Addiction

According to the 2017 U.S. Department of Health and Human Services conducts the National Survey on Drug Use and Health (NSDUH) approximately 11.2 percent of the national civilian, non-institutionalized population, age 12 years and over used illicit drugs during the prior month. Estimates for California indicate that approximately 13.1 percent of the statewide population used illicit drugs during the month prior to taking the survey. Nationally, around 52 percent of the population use alcohol, with 47 percent being binge drinkers. In California, approximately 50 percent of the population are alcohol users, with 24 percent being binge drinkers.

While no city-level data is available through the NSDUH, the 2019 PITC identified 280 unsheltered homeless individuals, 125 individuals in emergency shelter, and 44 individuals in transitional housing who acknowledged suffering from alcohol and/or drug addiction.

Victims of Domestic Violence

The available data on the prevalence of domestic violence, dating violence, sexual assault, and stalking are quite limited. As described earlier, the WCYFS assisted 3,000 victims of domestic violence and of sexual assault via their 24-hour help-lines in fiscal year 2017/2018. While not all victims of domestic violence or sexual assault require housing assistance, the WCYFS provided emergency shelter to 305 unique individuals at the DAWN House facility in fiscal year 2018/2019. The Women's Center Safe House facility housed 101 homeless and runaway youth in fiscal year 2017/2018. Between the Safe House and Opportunity House facility, the WCYFS housed 127 young adults and seven children, and provided services to 111 homeless youth at their Drop In Center in fiscal year 2017/18. The WCYFS also provides essential services for victims of human trafficking and operates the County's Human Trafficking Task Force. In fiscal year 2017/2018, the WCYFS assisted an average of three and a half victims per month and identifies 44 a risk or confirmed CSECs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly

The Stockton Housing Element Background Report identifies, and consultations confirm, that three main factors that contribute to the ability of elderly households to secure and maintain adequate housing, including transportation, income, and housing. Many elderly persons are unable to drive and depend on public transportation, transportation provided by others, or walking. The elderly often rely on fixed income sources, like Social Security or Supplemental Security Income (SSI). Recipients often have difficulty finding market-rate housing that fits their budget. Consultations indicate that the elderly are one of the fastest-growing populations accessing food assistance. Many elderly households consist of a single person living alone or a couple, and often desire smaller more affordable housing units that require less maintenance. Elderly homeowners not living in these lower cost, lower maintenance units

may require assistance with regular household and yard upkeep.

Persons with Disabilities

Disabled persons housing needs depend on the nature and severity of their disability. Physically disabled persons require modifications to their housing units, such as the installation of wheelchair ramps, elevators or lifts, accessible fixtures and appliances, handrails, etc. In those cases where a person's disability prevents them from operating a vehicle, proximity to services and access to quality public transportation is critical. When disability prevents an individual from working or limits income, housing costs are challenging. The elderly disabled, as well as those with employment and independent living difficulties, may rely on Supplemental Security Income (SSI), which is often insufficient to afford market rate housing. Persons with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities.

Persons with Alcohol/Drug Addiction

Organizations that provide supportive housing and services for addicts indicate that these persons require a significant amount of intervention, treatment, complementary services, and case management. Resident group quarters facilities typically provide the most appropriate settings for these activities. Gospel Center Rescue Mission's (GCRM) New Life Program (NLP) provides residential addiction treatment for men, women, and families, with a capacity for 100 beds. New Directions Alcohol and Drug Awareness program also provides group quarters residential alcohol and drug treatment, with a capacity of 30 inpatient beds and 45 patients via outpatient therapy. Lack of available affordable housing is the most important housing related issue participants face, as many participants have difficulty securing adequate housing following completion of their program, in some cases resulting in their return to unsafe and/or unhealthy living environments.

Victims of Domestic Violence

According to WCYFS staff, there is no "typical client" as it pertains to the provision of services to persons experiencing domestic violence, sexual assault, and/or stalking. Victims can require a wide array of housing assistance and social services. Housing needs can range from simple emergency shelter and transitional housing, to the need for protective shelter. Social service needs can range from crisis counseling, group therapy, and educational programs to hospital response, accompaniment to law enforcement agencies and court proceedings, and legal assistance. Other important services for persons experiencing, or recovering from, domestic violence can include mental healthcare, childcare, employment counseling and training, and transportation, though housing remains the most prevalent need. Victims of domestic violence, and related issues, can have a wide variety of housing needs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Not applicable.

Discussion:

Regardless of special needs status, consultations with public and private service sector providers indicate that the most immediate issue facing those who are not homeless but require supportive housing is the ability to find landlords willing to accept HCVs. Data provided by the HACSI indicate that of the 5,174 HCV's available countywide, only 78 percent were utilized as of October 2019, indicating that 1,150 HCV recipients are unable to secure housing despite having a HCV. This is due to a confluence of factors including the stigma associated with HVC recipients and the difficulty of finding a willing landlord who has a vacant unit that also meets quality standards and rent limits set by HUD.

Stakeholders report that in many cases, landlords are discouraged from accepting HCVs because the per unit operating costs and restricted rental rates exceed the Fair Market Rents set by HUD, which would result in a net deficit to the landlord. As an incentive for landlords to accept HCVs, in 2018 the CVLIHC began offering one-time up-front cash payment of \$1,500 for units rented below FMR, and \$500 for units rented above FMR. Additionally, the CVLIHC hired a staff person whose sole job is to build relationships with landlords and encourage them to rent to HVC holders. While CVLIHC staff indicate the housing locator and cash incentives have expanded the pool of landlords willing to accept HCVs, demand for HCVs still dramatically exceeds supply. For more information regarding the potential revenue deficit landlords who accept HCVs face, see MA-15: Housing Market Analysis: Cost of Housing.

Additionally, stakeholders identified pro-active and sustained code enforcement for single-family housing, as well as market rate multi-family housing, and stronger renter protections as a serious housing need. For example, numerous stakeholders indicate that lower income residents who live in poorly maintained rental units are hesitant to file code enforcement complaints out of fear of retaliatory actions, such as eviction. Fred Shiel of STAND Affordable Housing indicates that this is especially true of the city's undocumented migrant population, who fear deportation in addition to eviction. However, one important caveat noted by stakeholders representing the city's elderly population is that code enforcement efforts must take into account the limited ability of many elderly residents, both physical and financial, to maintain their homes in accordance with adopted codes, and that punitive actions, such as fines, should not cause an undue burden.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The CDBG program regulations identify a broad range of eligible activities, including but not limited to acquisition and disposition of real property, construction of public facilities and improvements, and the provision of public services, among a wide variety of other categories of eligible activities. However, the regulations also identify certain ineligible activities, including buildings (or portions thereof) used for general government activities, general government expenses, political activities, purchases of equipment, and operating and maintenance expenses.

The last exclusion identified above pertaining to operating and maintenance expenses is particularly important in Stockton, which faces a significant deferred maintenance burden. According to the 2019-2024 Capital Improvement Program (CIP), the Facilities Conditions Assessment completed by the City in fiscal year 2017/2018 identified more than \$700 million in deferred maintenance costs for City facilities, without accounting for maintenance and repair needs of City Hall. Nonetheless, the CIP identifies a variety of other capital improvement needs that are eligible for CDBG funding, including construction and reconstruction of various public facilities, including police and fire facilities, parks, golf courses, libraries, and other City buildings and infrastructure. The CIP includes public facility projects totaling \$382 million over the current five-year planning period, which accounts for around 35 percent of the \$1.1 billion long-term CIP.

This section of the Consolidated Plan does not specifically identify the portion of the CIP that is anticipated to be funded using CDBG dollars, as the City evaluates and priorities projects under the CIP on an annual basis based on the availability of funding from a wide variety of sources, including CDBG. Nonetheless, the first four years of the CIP are financially constrained, but does reflect some projects where funding has been identified. The fifth year of the CIP reflects the City’s unfunded needs in addition to projects with identified funding. For example, the CIP budgets approximately \$39.7 million, or roughly ten percent, of the CIP budget for public facility improvements in the first four years of the program, while the remaining \$342 million, or 90 percent, of the CIP public facilities budget is planned for the fifth year. Projects budgeted for the first four years of the CIP, some of which have identified funding sources, tend to include maintenance and minor renovation projects, such as ADA compliance, repaving, HVAC repairs, roof replacement and construction, and recreation center renovations, only some of which are eligible for CDBG funding. More costly unfunded projects budgeted for the fifth year include a City facility assessment rehabilitation program, reconstruction of two fire stations, construction of a regional emergency services dispatch center, and construction of a new Police Department firing range, most of which would be eligible for CDBG funding.

How were these needs determined?

The jurisdiction’s need for public facilities, as described above, was primarily identified through an evaluation of the City of Stockton CIP, as well as various Stockton General Plan elements. Additional needs were identified through consultations with a variety of affordable housing stakeholders, homeless service providers, the Mayor’s Office (broadband needs), and other social service organizations in

Stockton. Additional information was added based on consultations conducted during the recent General Plan update process.

The CIP represents a five-year plan for the implementation of public projects necessary to maintain and improve the public works of the City and to implement the Stockton General Plan. This includes the development and maintenance of buildings, parks, golf courses, utilities, and the transportation system, among other components. To identify needs to be incorporated into the CIP, Public Works staff consulted with other City departments, as well as a variety of external agencies, including the Council of Governments and the Regional Transit District. A public participation process was also utilized to solicit input from the community at large. Based on this input, staff from Public Works and the Department of Municipal Utilities developed a list of proposed projects, which was then coupled with available revenue projections in order to identify potential funding sources including, but not limited to, the General Fund, Public Facilities Fees, Enterprise Funds, and various State and federal grants. Upon approval of the 2019-2024 CIP, the City estimated that implementation of the complete CIP would cost roughly \$1.1 billion. Of that amount, funding sources have been identified for only \$592.3 million.

Describe the jurisdiction's need for Public Improvements:

The City's 2019-2024 CIP identifies improvements to the transportation system necessary to improve traffic flow, safety, and personal mobility, many of which are eligible for CDBG funding. They are similarly intended to accommodate growth, foster economic development, promote diverse transit modes, reduce air pollution, and to preserve and expand the existing transportation network. Projects associated with the transportation component of the CIP are primarily focused on new bicycle and pedestrian paths, road diets, street resurfacing, neighborhood traffic calming initiatives, projects that enhance safe routes to school, bridge repairs and replacements, and curb and gutter repairs. The need for improved pedestrian facilities was seconded by residents of the Conway Homes affordable housing development in South Stockton. According to Pandora Crowder, President of Conway Homes Resident Council, the neighborhood around Conway Homes lacks sidewalks and sufficient pedestrian infrastructure to facilitate safe travel.

The Public Works Department has been successful in securing grant funding for transportation related projects. As a result, the CIP includes a significant list of transportation projects that have either already secured grant funding, or will be included in applications for grant funding in the near future. However, the CIP also indicates that an annual budget of approximately \$10 million would be necessary to adequately resurface pavement in such a way as to simply maintain the roadway network in its existing condition. The potential cost could increase significantly if streets warrant reconstruction due to severe stress, among other factors, which may also make those improvements eligible for CDBG funding. Despite this, the existing CIP allocates only \$2.5 million annual for roadway maintenance, with an additional \$2.6 million in additional federal funds anticipated in the later three years of the plan.

Improvement and expansion of the existing water, wastewater, and storm water utilities are primarily funded through utility user fees, connection fees, and Public Facilities Fees. According to the CIP, the Wastewater Enterprise is currently planning for Phase II of its Capital Improvement and Energy

Management Plan (CIEMP), which represents a \$190 million project intended to repair, replace, and upgrade the Regional Wastewater Treatment Facility, some components of which are over 60 years old and are running past their effective operating lifespans. To complement the CIEMP, Wastewater Enterprise also proposes the use of funds for pump station and pipeline repair and replacement in areas with undersized and/or aged infrastructure. The CIP also includes an update to the Sewer Master Plan in the fiscal year 2019/2020 budget. Under CDBG regulations, many of these improvements may be eligible for CDBG funding so long as they pertain to construction or reconstruction of facilities, versus ongoing maintenance or repairs.

The CIP also indicates that unless the Stormwater Enterprise is permitted to increase the user fee rate, which has remained unchanged since 1992, the utility will be insufficiently funded to conduct permit compliance activities and needed capital improvements. Without additional revenues, the utility is unlikely to be able to fund improvements necessary to correct existing pipeline and pump station deficiencies. To the extent that these facilities include construction, they may be eligible for funding.

How were these needs determined?

The jurisdiction's need for public improvements, as described above, was identified through an evaluation of the adopted CIP, as well as various other General Plan documents. Additional needs were identified through consultations with affordable housing stakeholders and developers, homeless service providers, and other agencies in Stockton.

Describe the jurisdiction's need for Public Services:

Under CDBG regulations, entitlement funds can be used to fund public services to the extent that those services are new or represent a quantifiable increase in the level of service.

Consultations with a variety of stakeholders, ranging from affordable housing developers to public and non-profit service providers, indicate the highest priority service needs are those that enable residents to secure and maintain quality affordable housing, as well as transportation improvements that provide better connectivity between employment opportunities and the existing and planned affordable housing inventory. Numerous public, private, and non-profit service providers indicate that the existing public transportation system is not robust enough (e.g., too few routes, infrequent headways) to get workers to and from their jobs in a timely manner, particularly for those who work in many of the industrial areas which are not well serviced by public transit. This has made it difficult for lower-income residents, particularly those attempting to exit homelessness or those who are nearing the end of Rapid Rehousing Assistance, to maintain steady employment and the earned income stream necessary to secure and maintain adequate housing. While some service providers provide transit to and from work as part of their programs, consultations indicate it is extremely costly to do so on an ad-hoc basis.

Other public services that would better enable lower-income residents to secure the earned income necessary to maintain stable housing include more affordable childcare options. While some programs like First 5 California or the Family Resource and Referral Center of San Joaquin County do offer childcare services for lower-income residents, stakeholders indicate they are heavily impacted. Ongoing

mental health care is another primary need for individuals at-risk of homelessness. There is a perceived pattern that homeless and at-risk persons facing mental health issues reach a point of crisis, receive assistance, only to repeat the cycle once they are determined to be “stabilized” and mental health services are reduced. Consultations also revealed there are a number of programs throughout the city and county for services such as vocational/life skills training, case management, and accesses to health care services which could be better coordinated and advertised to the public. Not only would this help to make services within the city and county more accessible, but it would also help to identify gaps in service provision.

While public services related to securing and maintaining housing were identified as one of the highest priorities, enhanced crime reduction is also a priority. With a long history of high crime rates, including violent crime, the City Council initiated a process in January 2012 to develop the Stockton Marshall Plan to reduce crime and improve public safety. Since initiation of the Marshall Plan, the City made significant strides in its fight against crime. Data obtained through the U.S. Federal Bureau of investigation’s (FBI) Uniform Crime Reporting (UCR) database shows that between 2012 and 2016 Stockton’s total Part I crime rate (i.e., the number of Part I crimes committed per 100,000 residents) fell 22 percent. Part I crimes consist of violent crimes (i.e., murder and non-negligent homicide, rape, robbery, and aggravated assault) and property crimes (i.e., burglary, motor vehicles theft, larceny-theft, and arson). During the same time-period, Stockton’s violent crime rate decreased eight percent, while the property crime rate decreased 26 percent. Due to changes in the City’s reporting practices, data collected after 2016 is not comparable to previous years, though the data indicate that between 2017 and 2018 Stockton’s total Part I crime rate increased four percent, primarily driven by a six percent increase in the rate of property crimes committed. During this time, the City’s violent crime rate decreased one percent. Despite these improvements, crime rates in the City of Stockton are well above the statewide average.

How were these needs determined?

The jurisdiction’s need for public services, as described above, was primarily identified through a review of applicable City planning documents, including the 2015-2020 Consolidated Plan and associated Consolidated Annual Performance Review (CAPER) documents, as well as applicable General Plan document. Additional needs were identified through consultations with a variety of affordable housing stakeholders, homeless service providers, social service providers, and City staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following market analysis provides an overview of the socioeconomic and policy environment within which the City will administer its CDBG, HOME, and ESG programs over the course of the planning period. In accordance with HUD regulations, the analysis includes:

MA-10 Number of Housing Units

MA-15 Cost of Housing

MA-20 Condition of Housing

MA-25 Public and Assisted Housing

MA-30 Homeless Facilities

MA-35 Special Needs Facilities and Services

MA-40 Barriers to affordable Housing

MA-45 Non-Housing Community Development Assets

MA-50 Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the goals and objectives identified in the Strategic Plan, and the programs and projects to be administered. Most of the data tables provided in this section are populated with default data provided by HUD, including the 2011-2015 ACS and CHAS datasets. As necessary, the default data is augmented with data from other assorted local datasets and administrative sources, including more recent ACS estimates.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section describes, to the extent practicable, the significant characteristics of the residential housing market in the City of Stockton. This is done through a brief analysis of the available data regarding the types of housing units that exist within the city, as well as an inventory of the existing and planned public and assisted housing stock. More importantly, the analysis includes a comparison between the available housing stock, including public and assisted housing, and the existing needs of residents, and evaluates the anticipated need for specific types housing.

As noted in the Needs Assessment, Stockton is one of the largest urban population centers in California’s Central Valley and has experienced robust population and household growth over the past decade. Driven, at least in part, by demand from Bay Area commuter households, much of the housing development that occurred in and around the City of Stockton prior to the housing market crash of 2008 was characterized by single-family for-sale housing located on the urban fringe. The majority of the City’s existing multifamily housing stock is somewhat older, and located within the City’s existing urban neighborhoods. The 2015-2023 Housing Element identifies efforts to streamline the planning process and incentivize infill development, which may result in a shift towards more centralized multifamily and infill development.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	66,070	65%
1-unit, attached structure	7,390	7%
2-4 units	8,810	9%
5-19 units	10,240	10%
20 or more units	7,675	8%
Mobile Home, boat, RV, van, etc.	1,030	1%
Total	101,215	100%

Table 34 - Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Table 34 reports data from the 2011-2015 ACS, which was prepopulated in the table as part of the required Consolidated Plan template. According to this data, single-family detached homes comprised roughly 65 percent of the housing stock in Stockton between 2011 and 2015, with another seven percent characterized as attached single-family units. Around 27 percent of the housing stock was multifamily units, with 10 percent characterized as moderately-sized structures, with more than four, but less than 20 units. There were around 7,675 units located in apartment complexes that contain 20 or more units, which accounted for only around eight percent of the total housing stock. Non-conforming

housing units, such as mobile homes, boats, recreational vehicles, vans, etc., accounted for only one percent for the total.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	235	1%	2,165	5%
1 bedroom	535	1%	9,100	19%
2 bedrooms	5,890	13%	16,590	35%
3 or more bedrooms	38,650	85%	19,270	41%
Total	45,310	100%	47,125	100%

Table 35 - Unit Size by Tenure

Data Source: 2011-2011 ACS

An analysis of the housing stock by size of unit, based on the data reported in Table 35, indicates that the majority of the housing units, around 63 percent in total, contained three or more bedrooms. Among owner occupied housing units, approximately 85 percent included three or more bedrooms, with one- or two-bedroom units comprising only 14 percent. Only one percent of owner-occupied housing units were studios. Renter occupied housing units, by comparison, were more evenly distributed among one-, two-, and three-bedroom units. For example, 41 percent of rental units included three or more bedrooms, while 35 percent contained two bedrooms, and 19 percent contained only one bedroom. Studio units accounted for around five percent of the total renter occupied housing stock.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to data provided by City staff, there are 53 existing or under construction publicly assisted rental housing projects in the City of Stockton. Those projects include a total of 3,608 housing units). Nine projects totaling 433 rental units specifically target low-income households, while another 29 projects totaling 2,184 rental units target very low-income households. One project totaling 11 units targets extremely low-income households. Thirteen projects totaling 1,012 units target a mix of extremely low- to low-income households, while one project totaling 45 units targets low- to moderate-income households.

A total of 17 projects totaling 1,229 rental units target large families. Six projects totaling 567 rental units target seniors, two projects totaling 98 units target farm workers, and one project totaling 39 units targets disabled persons. Two projects target multiple special needs populations. The 50-unit Anchor Village project targets veterans and persons with mental illness. In addition to housing, the project also offers comprehensive social services administered by San Joaquin County Behavioral Health Services to veterans at risk of homelessness and individuals living with mental illness. Zettie Miller’s Haven provides 81 affordable rental units. At least 62 of those units are reserved for persons with special needs, including homeless/formerly homeless and persons with physical, mental, developmental disabilities.

Four other affordable rental housing projects totaling approximately 383 rental units are in the development pipeline. This includes the Liberty Square project which is anticipated to adaptively reuse 74 rental housing units, as well as Grand View Village which is anticipated to result in 106 new affordable rental units. Both projects are being developed by Visionary Home Builders. In 2017, the State awarded the Liberty Square project \$8.8 million in four-percent tax credits, with another \$13.8 million in highly competitive nine-percent tax credits awarded in the fall of 2019. Also, in 2019 the State awarded Visionary Builders \$17.9 million from the Affordable Housing and Sustainable Communities (AHSC) Program to develop the Grand View Village Project. In addition to these two projects, the State awarded the HACSJ \$49.3 million in highly competitive nine-percent tax credits for Phases I and II of the Sierra Vista redevelopment project, which is currently underway and will result in a net increase of 110 affordable multifamily units.

Another publicly funded affordable housing project on Turnpike Road between Third and Lincoln Streets that is still in the concept development phase will develop eight to 14 studio- to three-bedroom permanent supportive housing units targeting singles and families coming directly from homeless shelters. This project is being developed by the Delta Community Development Corporation (DCDC) and is the result of a partnership between the HACSJ, CVLIHC, STAND, and Stockton Shelter for the Homeless. Funding for the project comes from \$3.25 million in State Homeless Emergency Aid Program (HEAP) funding allocated through the CoC, as well as \$300,000 in CDBG funds from the City of Stockton, and an additional \$300,000 loan from the City of Stockton to purchase the property and fund the development costs associated with building the affordable housing units.

The State of California Department of General Services also recently released a request for proposals (RFP) for development of affordable housing on State owned property at the intersection of North American Street and East Miner Street in Downtown Stockton; though a developer has not yet been selected and the anticipated number and affordability-level of the new units is as-of-yet unknown.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Stockton Housing Element identified four publicly assisted housing projects that are at near-term risk for conversion to market rate. These include the Hammer Lane Village, Silvercrest, Steamboat Landing, and Village East projects. The Hammer Lane Village and Silvercrest projects had affordability covenant expiration dates of 2017 and 2016 respectively, which are prior to the current Consolidated Plan planning period. Both Hammer Land Village and Silvercrest had their affordability covenants renewed during the 2015-2020 planning period. Steamboat Landing, which targets very low-income seniors, and Village East, which targets low-income households, have affordability covenant expiration dates of 2023 and 2022. The City will conduct outreach to Steamboat Landing in order to determine its risk for conversion to market rate and analyze options to preserve the units as affordable housing, if necessary. Village East received four percent tax credits in 2016 and, in doing so, extended its affordability covenant. Together, these two projects total 340 lower income rental units.

Does the availability of housing units meet the needs of the population?

The available data indicate that while the total population residing within the City of Stockton has continued to increase, growth in the number of households has occurred less rapidly, corresponding to sustained increase, since 2010, of the average household size. As of 2019 the California Department of Finance (DoF) estimated Stockton to have an average of 3.39 persons per household.

Data from the ACS indicate that an average of 48 percent of households residing within the City of Stockton had between one and two members, between 2013 and 2017. By comparison, only 14 percent of the housing units located within the city were either studio or one-bedroom units, which constitute the types of units that would be most affordable to smaller lower-income households. By comparison, an average of 32 percent of households within the city contained between three and four members, between 2013 and 2017. The units most likely to meet the needs of these households are two- and three-bedroom units, which accounted for more than 62 percent of the total housing stock, between 2013 and 2017.

As a result of this general imbalance within the existing housing stock, many small, lower-income households likely reside within housing units that are larger than would otherwise be necessary to meet their needs. This dynamic may represent an important contributing factor in the high prevalence of excessive housing costs among lower-income households. In some cases, lower-income households are known to group together in order to better afford the costs associated with renting or purchasing larger housing units, which constitute the majority of the citywide housing stock. This may, in some cases, contribute to incidences of overcrowding, which has been identified as one of the more prevalent housing problems experienced by lower-income households in Stockton.

With a relatively large average household size, and a notably high incidence of overcrowding, the 2015-2023 Housing Element also identifies an undersupply of affordable larger rental units within the Stockton housing market. Though large family households (i.e., more than five persons per household) represent a minority within the city, accounting for an average of 16.5 percent of all households between 2011-2015, lower-income large family households often struggle to locate housing units that are large enough to meet their needs, but that are also affordable at their particular household income level.

Describe the need for specific types of housing:

Both the Needs Assessment, as well as the analysis provided above, identify an existing need for additional housing units that would be affordable and appropriately sized to suit single-person and small family households, as well as larger family households. More specifically, the analysis identified a need for an increase in the number of studio and one-bedroom housing units made available within the Stockton housing market. Due to their reduced bedroom counts and square footage, these smaller units are likely to be more affordable to lower-income households, even at market rates. Even in those cases where these smaller housing units are not affordable to lower income households, particularly those at the extremely low- and very low-income levels, they are likely to require less subsidy in order to make them affordable, compared to larger units. Although larger units account for a majority of the housing

stock, there remains a relative undersupply of larger rental housing units that could be considered affordable to lower-income households. Due to their larger size, these units are likely to require a greater degree of subsidy in order to ensure affordability.

Discussion

Not applicable.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

HUD regulations require the evaluation and identification, to the extent practicable, of the significant characteristics of the local housing market. The purpose of this is to identify the relative cost of housing and, more importantly, provide a comparison between housing costs and the ability of households to secure housing that is affordable at a range of income levels. Household income levels discussed throughout this section refer to HUD defined income categories which are calculated based on a percentage of the HUD Adjusted Median Income (HAMFI). The categories are as follows:

- Extremely Low-Income: ≤ 30 percent of the HAMFI
- Very Low-Income: > 30 percent but ≤ 50 percent of the HAMFI
- Low-Income: > 50 percent but ≤ 80 percent of the HAMFI
- Moderate-Income: > 80 percent but ≤ 120 percent of the HAMFI
- Above Moderate-Income: > 120 percent of the HAMFI

Overall, the analysis provided below indicates that there is a relative shortage of housing affordable to lower-income households (i.e., households with incomes up to 80 percent of the HAMFI), with the greatest degree of need evident at the lowest income levels (i.e., households with incomes up to 50 percent of the HAMFI)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	318,900	172,500	(46%)
Median Contract Rent	768	807	5%

Table 36 - Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 36 reports the change in the median home value and median contract rent between the 2005-2009 and 2011-2015 5-year ACS. This is default data that was prepopulated in the Consolidated Plan template by HUD.

According to these data, the median nominal home value decreased by approximately \$146,400, or 46 percent, during this period. More recent data from the 2017 ACS indicate that the median home value is closer to \$282,000. After adjusting for inflation based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI), it appears that the median home value reported by the 2005-2009 ACS would equal approximately \$390,710 in 2017 dollars. This indicates that the median home value decreased by approximately \$108,709, or 27.8 percent, between the 2005-2009 study period and 2017.

In nominal terms, Table 36 reports the median contract rent increased by approximately \$39, or around five percent, between the 2005-2009 and 2011-2015 ACS survey periods. More recent data from the 2017 ACS indicate that the median contract rent is closer to \$875. After adjusting for inflation, it appears

that the median contract rent reported by the 2005-2009 ACS would equal approximately \$941 in 2017 dollars. This indicates that the median contract rent decreased by approximately \$66, or seven percent, between the 2005-2009 study period and 2017.

Rent Paid	Number	%
Less than \$500	6,500	13.8%
\$500-999	27,335	58.0%
\$1,000-1,499	10,905	23.1%
\$1,500-1,999	1,900	4.0%
\$2,000 or more	475	1.0%
Total	47,115	100.0%

Table 37 - Rent Paid

Data Source: 2011-2015 ACS

Table 37 provides additional detail regarding the breakdown of contract rents. According to these data, nearly three-quarter of rental housing units within the City of Stockton had contract rents of less than \$1,000 per month for the study period between 2011 and 2015. An estimated 58 percent fell into the range of \$500 to \$999 per month. More recent figures published by the 2013-2017 ACS indicate that around 66.5 percent of rental housing units within the City of Stockton had contract rents less than \$1,000 per month. An estimated 56 percent of fell into the \$500 to \$999 per month range.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,695	No Data
50% HAMFI	5,900	2,010
80% HAMFI	26,355	8,490
100% HAMFI	No Data	14,115
Total	33,950	24,615

Table 38 - Housing Affordability

Data Source: 2011-2015 CHAS

Table 38 reports estimate of the number of housing units that would have been affordable to households at an assortment of income levels up to the median between 2011 and 2015. According to these data, just over 22 percent of the reported rental units were affordable at incomes below 80 percent of AMI. Meanwhile, 83 percent of all households with incomes at or below the median had incomes of less than 80 percent of AMI. Only around 22 percent were affordable to very low-income households, and only five percent were affordable to extremely low-income households. By comparison, approximately 54 percent of households with incomes at or below the median were very low-income, while 29 percent were extremely low-income. By comparison, approximately 57 percent of owner-occupied housing units were affordable to households earning 100 percent of AMI or more, while 43

percent were affordable to low-income households and only eight percent were affordable to households in the very low-income category. This generally highlights the broad lack of housing affordable at incomes below the median in both the rental and for-sale housing markets.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	631	746	990	1,440	1,744
High HOME Rent	631	746	948	1,087	1,193
Low HOME Rent	581	622	746	862	962

Table 39 - Monthly Rent

Data Source: HUD FMR and HOME Rents

Table 39 reports HUD Fair Market Rents (FMR), as well as the high and low HOME rents, for housing units of different sizes. Based on HUD regulations, the FMR for a given area establishes the maximum gross rent that can be paid for a unit of a given size under the HCV program. The FMRs set the limits for which units can be rented under the program, as well as the amount of subsidy that can be provided to the household. More specifically, households participating in the voucher program cannot rent units with gross rents that exceed the FMR, nor can recipients receive a subsidy amount greater than the difference between the gross rent (which must be equal to or less than the FMR) and 30 percent of the gross household income. Based on the data presented, the HUD FMR for an efficiency, otherwise known as a “studio,” unit is \$631, while the FMRs for one- and two-bedroom units are \$746 and \$990. FMRs for larger rentals, including three- and four-bedroom units, range up to \$1,744.

HOME rents apply to housing units assisted under HUD’s HOME program. Low HOME rents apply to rental housing projects with five or more HOME-assisted units and require that 20 percent of the units be occupied by very low-income households at rents not to exceed the low HOME rent. All other HOME-assisted units within a project must be leased to households at or below 80 percent of AMI at rents not to exceed the high HOME rents. Based on the values reported in Table 39, the high HOME rent ranges from \$631 for efficiency units, to \$1,193 for four-bedroom units. The low HOME rent ranges from \$581 for efficiency units, to \$962 for four-bedroom units. Note that the difference between the two values increased with unit size, from only \$50 for efficiency units, to \$231 for four-bedroom units.

Is there sufficient housing for households at all income levels?

Data from the 2011-2015 CHAS dataset, previously presented in Table 7 and Table 38, indicate there is a mismatch between the amount of housing available to lower income households. As shown in the Figure 7, 54 percent of households with incomes up to the median are extremely low- and very low-income but only 16.4 percent of housing units that were affordable to households with up to median incomes were affordable to extremely low- and very low-income households. The imbalance is most pronounced for Stockton’s extremely low-income households. Extremely low-income households account for the largest proportion of households with incomes below the median, at nearly 29 percent, yet only three percent

of housing units that were affordable to households with up to median incomes were affordable to extremely low-income households. The largest majority of units that were affordable to lower income households were affordable low-income households. While low-income households accounted for around 28 percent of households with incomes up to the median, 59.5 percent of units affordable to households with incomes up to the median were affordable to low-income households. There was slightly more parity between households with incomes between 80 percent and the median and the housing units available to them. Households with incomes between 80 percent of 100 percent AMI accounted for 17 percent of households with incomes up to the median, while 24.1 percent of housing units affordable to households with incomes up to the median were affordable to these same households.

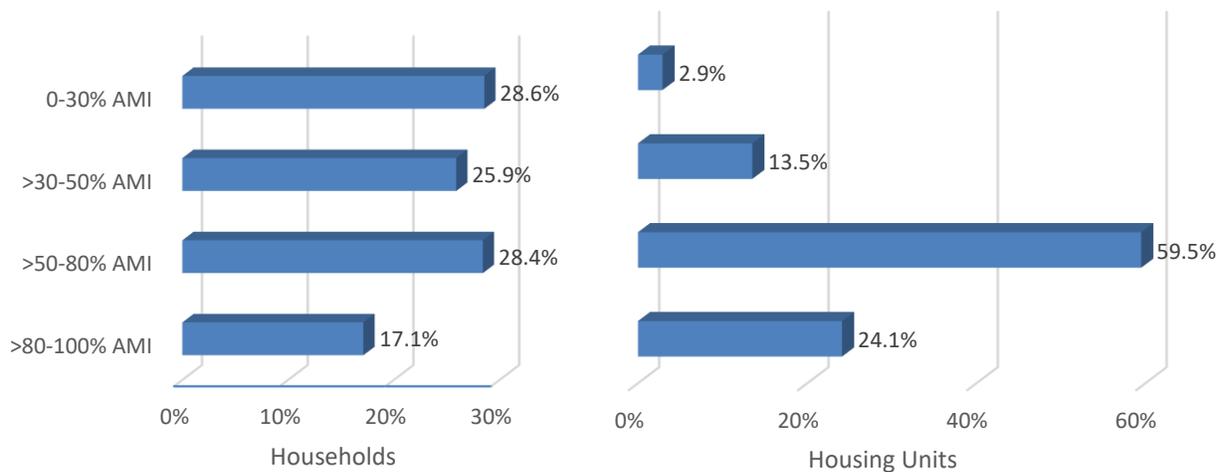


Figure 7: Housing Affordability by Income Category

Note:

Households represent the proportion of 52,860 households with incomes up to the median, while Housing Units represents the proportion of 58,565 housing units affordable to households with up to median incomes.

Data Source: 2011-2015 CHAS; BAE

The 2015-2023 Housing Element indicate that homeownership opportunities are largely limited to moderate-income or higher households. For example, the median price for a new home in Stockton as of July 2015 was \$350,000, while the median price for a resale unit was \$220,000. Based on these values and the maximum purchase price that would be affordable to households within each income category, only above moderate-income households would be able to afford the median priced new unit, while large (i.e., greater than three persons per household) low-income households and most moderate-income households could potentially afford the median priced resale unit.

More recent data collected by CoreLogic, a private data vendor, indicate that the median home price in the City of Stockton between October and December of 2018 was approximately \$285,000, including both new and resale units. Based on standard industry loan terms, the purchase of a median priced unit

would require an annual household income of approximately \$82,986. Compared to the existing distribution of households by income, as reported by the 2013-2017 ACS, the median priced for-sale unit would likely be unaffordable to approximately 69 percent of households within the City of Stockton.

According to data collected by CoStar, a private data vendor, the average monthly rental rate for multifamily housing in the City of Stockton was \$1,065 per unit, as of the end of 2018. Based on the 2018 utility allowances for apartment units, published by HACSJ, the income necessary to afford an average priced unit, without exceeding 30 percent of income, was roughly \$45,650. Compared to the existing distribution of households by income, as reported by the 2013-2017 ACS, the average priced rental unit would likely be out of reach for approximately 51 percent of all households, and nearly 69 percent of renter households, within the City of Stockton. Similarly, the average price for an efficiency, or studio, apartment unit in Stockton was \$943 in 2018. The income necessary to afford such a unit, without exceeding 30 percent of income, would equal approximately \$39,800. Compared to the 2013-2017 ACS household income distribution, the average priced studio unit would likely be unaffordable to nearly 53 percent of all renter households in Stockton.

How is affordability of housing likely to change considering changes to home values and/or rents?

Between 1998 and 2009, the City of Stockton, experienced a dramatic boom and bust cycle in the housing market. Driven by housing demand from households commuting into the San Francisco Bay Area for work and relaxed underwriting standards that produced a sizable portion of sub-prime loans, Stockton's median home price more than doubling between January 2002 and June 2006, according home sales data provided by Zillow. As of 2006, the median home price in Stockton reached a high of \$378,640, but by 2009 the median home price fell to \$139,200. Though similar trends occurred throughout California and the nation, Stockton was among the markets most impacted by the rapid change in sales prices and the surge in foreclosures and distressed sales.

Since the end of the housing crisis, Zillow reports Stockton's median home price recovered fairly strongly, increasing from a 2011 low of \$129,754 to \$276,900 as of April 2019, for an increase of nearly \$276,900, or 113 percent. Whereas the California Association of Realtors (CAR) reported 90 percent of all home sales in the county were distressed in January 2009, the organization discontinued tracking distressed sales due to low volume of such transactions in the current market, indicating a return to healthier overall market fundamentals.

On the rental side, CoStar reports the average rental rate for all units in the City of Stockton increased from \$717 per month in the fourth quarter of 2009 to \$1,065 as of the fourth quarter of 2018. This represents an increase of \$348 per month, or around 48.5 percent. Occupancy also improved in both the ownership and rental housing markets. While overall vacancy remains close to eight percent, according to the 2013-2017 ACS, CoStar reports a vacancy rate among surveyed multifamily complexes of 3.6 percent.

As housing costs in both the rental and for-sale markets continue to rise, affordability is an ongoing concern, particularly among the lowest income households. Often the lowest paid workers are among

the last to experience income growth and are likely to be left behind by escalating housing costs. Also, because financial institutions significantly tightened loan underwriting requirements in the wake of the housing crisis, the availability of financing for home purchases remains limited to those with good credit. This has driven a large number of households, who might otherwise participate in the ownership market, into the rental market.

As lending practices loosen, some households can take advantages of homeownership opportunities. Housing prices have not yet reached the levels seen during the prior economic expansion and, while affordability for lower-income households remains a challenge, the current market offers valuable ownership opportunities. This is particularly true for households at the moderate- and above moderate-income levels, though, as noted in the 2015-2023 Housing Element, rising interest rates make it more difficult for lower income households to purchase a home. The market typically compensates for higher interest rates by decreasing home prices; however, there is often a lag in the market causing prices to remain high when interest rates rise until the market catches up. Lower income households often find it most difficult to purchase a home during this period.

As renter households transition to the ownership market, demand for rental housing may slacken, offering opportunities for improved affordability, or at least a slowdown in the pace which rental rates increase over time. On the other hand, the 2015-2023 Housing Element notes the Stockton rental market could tighten as investors who bought and then rented single-family properties after the foreclosure crisis put units back on the market as prices recover. This could potentially lead to increased rental rates, particularly for larger units and single-family homes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent, according to the 2013-2017 ACS is \$837 per month, which is higher than the FMR for efficiency, or studio, and one-bedroom units, but less than the reported FMR for units with two or more bedrooms. Similar, the median contract rent is lower than the high HOME rent for units with two bedrooms or more, and lower than the low HOME rent for units with three bedrooms or more.

More recent data provided by CoStar for the fourth quarter of 2018 indicate that average asking rents for smaller multifamily unit types with two bedrooms or less were above the FMR and HOME rents reported in Table 39, while the average rental rate for three- and four-bedroom multifamily units was below the FMR but above the HOME rents for those unit types. For additional detail regarding the average rent by unit type and the average rent surplus or deficit for each rental assistance program by unit type, please refer to Table 40, below.

This indicates that few of the existing market rate housing complexes within the City of Stockton would be eligible for participation in the HCV program and the HOME rental assistance program. Three- and four-bedroom units only comprise around 6.5 percent of Stockton's multifamily rental market and participating in the rental assistance programs could result in a revenue deficit for the property owners of all other unit types. On the other hand, there may be opportunities to expand the use of Federal

funds for housing assistance to lower-income households requiring larger units, which the 2015-2023 Housing Element identified as a need among the city’s lower-income families.

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Number of Units	924	7,513	6,693	1,036	94
Average Rental Rate	\$943	\$936	\$1,192	\$1,175	\$981
Rent Surplus/(Deficit) (a)					
Fair Market Rent	(\$312)	(\$190)	(\$202)	\$265	\$736
High HOME Rent	(\$312)	(\$190)	(\$244)	(\$88)	(\$212)
Low HOME Rent	(\$362)	(\$314)	(\$446)	(\$313)	(\$19)
Note: (a) Represents the surplus or deficit compared to the Fair Market Rents and high and low HOME rents reported in Table 39.					

Table 40 - Average Multifamily Asking Rents and Rental Assistance Program Surplus/(Deficit)

Data Source: CoStar, 2018; HUD, 2018; BAE, 2019.

Discussion

Not applicable.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following assessment of housing conditions within the City of Stockton functions as the basis for goals and objectives intended to preserve and improve the quality of the existing housing stock. The analysis provided below reflects the robust housing growth that occurred in Stockton during the economic expansion in the mid- to late-2000s. However, it also reflects the city's historic roots, and a large inventory of aging and substandard housing. While the city's newer housing stock is distributed around the urban fringe, particularly near the City's northwestern boundary, the city's older housing units are primarily concentrated in the Downtown area, and adjacent neighborhoods, as well as in South Stockton and in parts of northeastern Stockton, which also tend to be lower-income, with relatively high concentrations of minority residents, compared to the city as a whole.

Definitions

The City of Stockton relies on California Health and Safety Code Section 17920.3 to determine habitability of housing units. The code states, "substandard buildings, or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following conditions to an extent that endangers the life, limb, health, property, or welfare of the public or the occupants thereof, and the same shall be deemed and hereby is declared to be a substandard building." housing code violations, by definition, include structural issues and electrical deficiencies, as well as exterior housing problems.

The enforcement regulations regarding substandard housing conditions and blight issues is carried out by the Neighborhood Services Division (NSD) of the Stockton Police Department (SPD). The NSD processed 4,057 housing code enforcement cases between 2015 and October 2019, which equals an average of roughly 811 cases per year. Of these, 2,483 cases (61 percent) resulted in issuance of a Violation Warning (VW), indicating the presence of a code violation. Properties classified by the San Joaquin County Assessor as single-family structures accounted for 48 percent of all housing code enforcement cases and 52 percent of all housing code WVs. Multifamily properties accounted for 40 percent of all housing code enforcement cases and 38 percent of WVs. The remaining 13 percent of housing code cases and 11 percent of cases issued WVs included properties where the Assessor classified the main use as commercial.

Many of the housing code VWs are concentrated in older neighborhoods, such as Downtown, midtown and South Stockton along Charter Way, due to the presence of many buildings that were constructed in the late 19th and early 20th centuries. Other areas of concentrated Housing Code VWs include residential neighborhoods to the south east of March Lane and El Dorado Street, and in north Stockton near East Hammer Lane.

The NSD also manages the Residential Rental Inspection Program (RRIP), which proactively identifies and remediates blighted rental housing. Inspected properties either fail for non-hazardous reasons, such as

the absence of smoke detectors or minor violations, or for hazardous reasons which pose a more immediate risk to public health and safety.

The RRIP program is implemented in stages, with one of four quadrants within the City undergoing inspection each year. Quadrant 1 was last inspected in 2017 and included 287 unique properties. Approximately 51 percent of inspected properties in Quadrant 1 failed the inspection, with less than one percent (two properties) failing for hazardous reasons. Quadrant 2 was last inspected in 2018 and included a total of 748 unique properties. Half of the inspected properties failed the inspection, with 20 properties failing for hazardous reasons. Quadrant 3 is currently being inspected with 706 unique properties inspected as of October 2019. So far, 54 percent failed to pass inspection, with 26 properties failing for hazardous reasons. Quadrant 4 was last inspected in 2015 and 2016 and included a total of approximately 745 units. Around 46 percent of the inspected properties failed the inspection, with 50 properties failing for hazardous reasons. See Figure 8 for additional detail regarding the geographic extent of the various RRIP quadrants.

Of the properties inspected under the RRIP, 78 percent were single-family rental units, while 22 percent were multifamily units. Comparatively, roughly 66 percent of properties that failed to pass inspection for hazardous reasons were single-family properties, while 34 percent were multifamily properties, indicating that multifamily units may be at greater risk for hazardous code violations, compared to single-family units in Stockton.

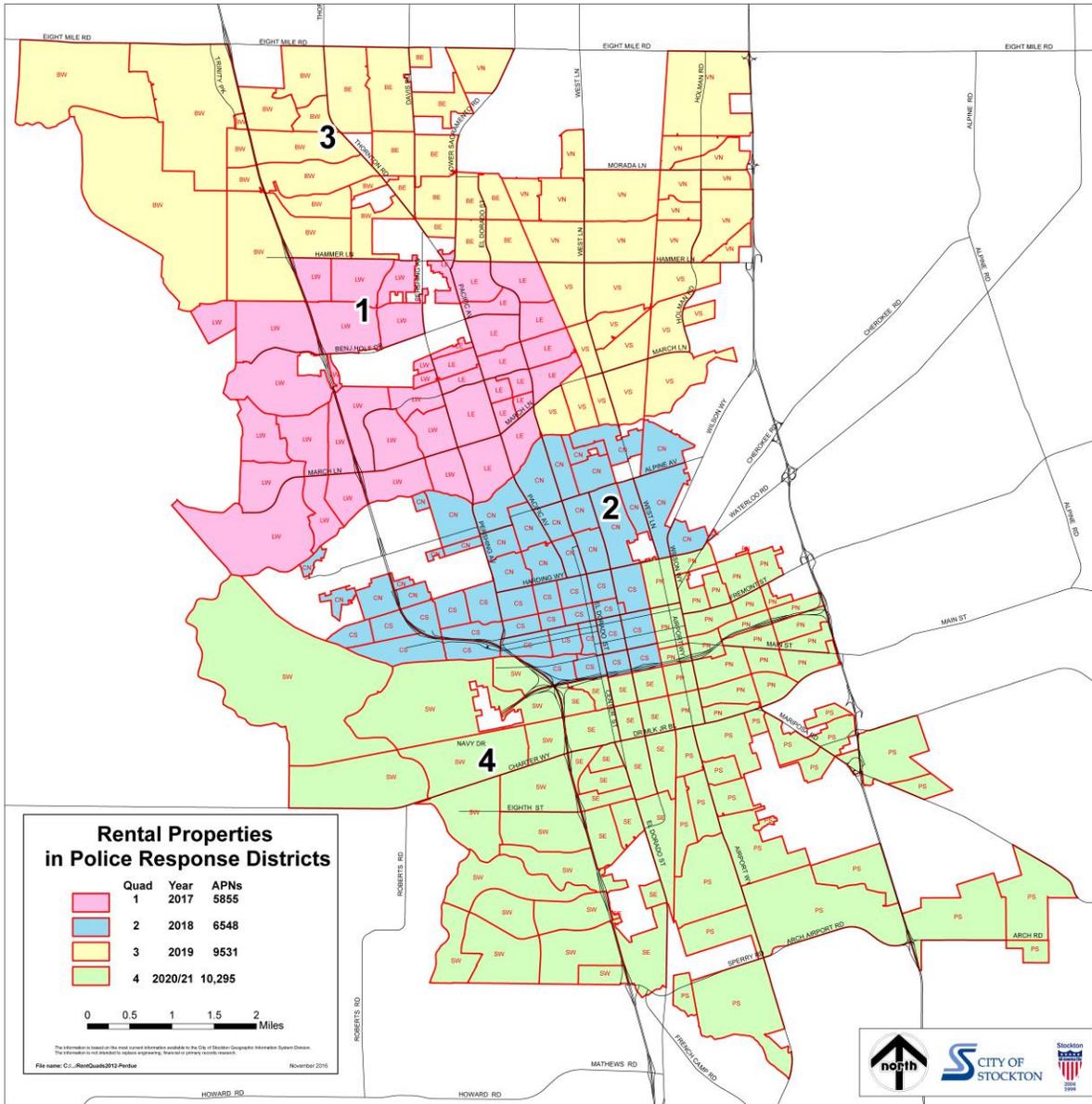


Figure 8 - CCIP Quadrants

Data Source: City of Stockton, 2019.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,505	34%	25,460	54%
With two selected Conditions	685	2%	3,855	8%
With three selected Conditions	10	0%	135	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	29,115	64%	17,675	38%
Total	45,315	100%	47,125	100%

Table 41 - Condition of Units

Data Source: 2011-2015 ACS

Table 41 reports the average number of housing units, by tenure, based on the number of “conditions” present within the unit between 2011 and 2015. Selected conditions are similar to the housing problems discussed in the Needs Assessment and include occupied housing units which 1) lack complete plumbing facilities, 2) lack complete kitchen facilities, 3) house more than one person per room, and 4) house households experiencing cost burdens greater than 30 percent of gross income. Overall, an average of 49.4 percent of all occupied housing units exhibited at least one of the selected conditions, while 50.6 percent experienced no selected conditions. Only five percent experienced more than one selected condition. Renter-occupied units were more likely to be substandard, with 62 percent experiencing at least one condition and six percent experiencing two or more selected conditions. Owner-occupied housing units were less affected, with 34 percent exhibiting one selected condition, and only two percent experiencing two or more.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,360	25%	5,745	12%
1980-1999	13,115	29%	12,605	27%
1950-1979	14,784	33%	20,950	44%
Before 1950	6,055	13%	7,830	17%
Total	45,314	100%	47,130	100%

Table 42 - Year Unit Built

Data Source: 2011-2015 CHAS

The data provided in Table 42 identify the number of occupied housing units, by tenure and year built between 2011 and 2015. According to these data, approximately 18.5 percent of the existing housing stock was constructed since the year 2000, reflecting the robust housing growth that occurred in Stockton throughout the last decade. This is compared to an average of 12.8 percent statewide. The

bulk of the city’s housing stock (39 percent) was constructed between 1950 and 1979. The 1980s and 1990s also experienced robust growth, with housing units from this period accounted for 28 percent of the total. Overall, renter occupied housing units were generally more likely to have been constructed between 1950 and 1979, which, as will be discussed shortly, was prior to the passage of legislation banning the use of lead-based paint. In addition to the prevalence of lead-based paint among units built prior to 1980, these units are nearing 30 years old, and may require substantial rehabilitation or maintenance, including major electrical, plumbing, roofing, and structural repairs

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,839	46%	28,780	61%
Housing Units build before 1980 with children present	10,905	24%	5,365	11%
Note: (a) The prepopulated data is intended to report data from the 2011-2015 ACS and CHAS data set, though the template provides incorrect estimates for housing units built before 1980 with children. It is unclear whether the source note can be changed when submitting the completed document to HUD via the IDIS interface. For the correct estimates for housing units built before 1980 with children present according to the 2011-2015 CHAS dataset, see Table 44 below.				

Table 43 - Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units); Unidentified Data Source (Units with Children present) (a)

Updated Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Housing Units build before 1980 with children present	3,020	7%	7,975	17%

Table 44 - Updated Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-based paints were banned from use in 1978. As a result, all units constructed prior to 1980, which are occupied by households with children, are considered to pose potential lead-based paint hazards. According to the data presented in Table 42, approximately 54 percent of the Stockton housing stock was constructed prior to 1980. Renter-occupied housing units are somewhat more likely to have been constructed prior to this cut-off point, with 61 percent built before 1980. Owner occupied housing units are somewhat less likely to have been constructed prior to 1980, with only around 46 percent. The prepopulated data in Table 43 incorrectly report the number of housing units built before 1980 with children present. Table 44 reports the corrected figures. According to the data presented in Table 44, approximately 12 percent of the housing stock was constructed prior to 1980 and was occupied by households that included children. Approximately seven percent of owner households, and 17 percent of renter households were in housing units constructed during this period that included children.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	n/a	n/a	n/a
Abandoned Vacant Units	n/a	n/a	n/a
REO Properties	n/a	n/a	n/a
Abandoned REO Properties	n/a	n/a	n/a

Table 45 - Vacant Units

Data Source: Data not available

According to the 2013-2017 ACS, there were approximately 8,018 vacant housing units within the City of Stockton, which represented approximately eight percent of the total housing stock. The relative vacancy rate among for-sale housing units was estimated at only 1.3 percent, while the vacancy rate among rental housing was estimated at six percent. Additional data collected from the Neighborhood Services Division of the Stockton Police Department indicate that there were a total of 537 properties issued Violation Warning notices issues associated with vacancy and abandonment between 2015 and October 2019.

Need for Owner and Rental Rehabilitation

According to the 2011-2015 CHAS data reported in the Needs Assessment, there are approximately 985 households with incomes up to the median AMI living in housing units that lack complete plumbing and/or kitchen facilities which would qualify as substandard under the Health and Safety Code. It should be noted that more than 90 percent of the reportedly substandard units are renter occupied. As the existing housing stock continues to age, the relative need for housing rehabilitation is likely to increase. During the prior planning period, the City of Stockton provided funds for acquisition and predevelopment, and building or renovating multifamily units., through the Multi-Family Projects program. Through this program, the City was able to successfully assist in the rehabilitation and preservation of 95 multifamily units, including those located in the El Monte and Coventry Apartments. The HACSJ also recognizes the need to rehabilitate or redevelop its largely obsolete stock of public housing rental units, including Conway Homes and Sierra Vista Homes. In response, the HACSJ has initiated the redevelopment of Sierra Vista Homes and plans to redevelop Conway homes in the future. The HACSJ's rehabilitation and redevelopment efforts are described in greater detail in section MA-25.

Though only a small number of the substandard units identified in the Needs Assessment are owner occupied, the City currently offers multiple programs intended to assist lower-income home owners to rehabilitate or replace existing units, and to address costly repairs that would otherwise result in code violations. This is due, at least in part, to the fact that the 2011-2015 CHAS data do not report on other important unit characteristics that might otherwise impact a housing unit's relative habitability. The programs identified in the 2015-2023 Housing Element include the Single-Family Housing Repair Loan Program and the Emergency Housing Repair Program. According to the Draft 2019-2019 CAPER, the City provided rehabilitation assistance to 70 owner households during the previous Consolidated Planning

period. In the past, limited equity among applicants constrained the City’s ability to approve rehabilitation loans, though with increased marketing and improvements in applicant equity, the quantity and quality of applications for the Rehabilitation Program have improved. However, City staff indicate that a lack of available contractors currently limits the number of rehabilitations the City is able to complete.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As described earlier, HUD regulations require that the Consolidated Plan identify the number of housing units that may contain lead-based paint hazards and the number of such units that are subsequently occupied by lower-income households. Because there is no consistent data source available that quantifies the number of housing units containing lead-based paints, and because such paints were banned from use in 1978, all units constructed prior to 1980 that are occupied by households with children under the age of seven, are considered to pose potential lead-based paint hazards. According to the data provided in Table 43, above, there are approximately 49,610 occupied housing units in Stockton that were built before 1980, which accounts for approximately 54 percent of the total housing stock. Table 44 shows that Roughly 12 percent of the housing stock was both constructed during this period and is occupied by households that contain children under seven years of age.

Additional CHAS data provided in Table 46 below reports the distribution of household considered at risk for lead-based paint hazard by tenure and income category. As shown in the table, approximately 65 percent of the identified households with children that reside in units built before 1980, are likely to have incomes equal to 80 percent of AMI or less. An additional 10 percent are estimated to have incomes that are between 80 and 100 percent of AMI. The data also indicate that lower income renter households are more likely to be at risk for lead-based paint exposure, whereas higher income owner households are more likely to be at risk for lead-based paint exposure.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Housing Units build before 1980 with children present	3,032		7,975	
<i>Above Moderate-Income (Above 100% HAMFI)</i>	1,565	52%	1,135	14%
<i>Moderate-Income (80% to 100% of HAMFI)</i>	400	13%	745	9%
<i>Low-Income (50% to 80% of HAMFI)</i>	575	19%	1,430	18%
<i>Very Low-Income (30% to 50% of HAMFI)</i>	245	8%	2,100	26%
<i>Extremely Low-Income (30% of HAMFI or Less)</i>	235	8%	2,565	32%

Table 46 - Risk of Lead-Based Paint by Income Category

Data Source: 2007-2011 CHAS (Units with Children present)

Discussion

Not applicable.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing within the City of Stockton is provided by the HACSJ, which operates two large single-family housing projects, including Conway Homes and Sierra Vista Homes. Sierra Vista Homes is currently undergoing an ambitious revitalization in order to modernize the facilities that were last remodeled in the 1980s. Under this Plan, a large number of public housing units have, or will be, demolished and reconstructed in order to begin a cycle of rejuvenation. In addition to these units, the HACSJ operates a number of market rate housing projects, which are, in some cases, also in need of repair and/or rehabilitation. Based on annual inspections conducted in compliance with HUD quality standards and the Quality Housing and Work Responsibility Act, the Housing Authority has developed a Capital Improvement Plan (CIP) that identifies a list of improvements aimed at preserving and improving the quality of the public housing offered within San Joaquin County.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing (a)	Vouchers (b)					
				Total	Project-based	Tenant-based	Special Purpose Voucher (c)		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled (d)
# of units vouchers available	0	0	741		(e)	5,174	259	74	44
# of accessible units	n.a.	n.a.	n.a.	n.a.	(e)	n.a.	n.a.	n.a.	n.a.

Notes:
 (a) Reflects the number of public housing units available in Stockton as of October 2019. The HACSJ is undergoing the complete revitalization of Sierra Vista Homes which involves the demolition and reconstruction of units, therefore the number of units available in constant flux.
 (b) The HACSJ does not allocate vouchers geographically, therefore the voucher figures represent the total number of vouchers available countywide which may or may not be utilized in the City of Stockton.
 (c) Special purpose voucher participants are a subset of project based and tenant based voucher holders.
 (d) Data reported for disabled special purpose voucher holders refers to participants of the Main Stream housing voucher program.
 (e) HUD allows for up to 20 percent of tenant based vouchers to be utilized to be used on a project basis, with an additional 10 percent allowed if the vouchers are dedicated for a special population.

Table 47 - Total Number of Units by Program Type

Data Source: Housing Authority of the County of San Joaquin (HACSJ), October 2019; BAE, 2019.

Describe the supply of public housing developments:

Founded in 1942, the HACSJ provides public housing throughout San Joaquin County, including within the City of Stockton, and currently serves approximately 19,000 individuals. The HACSJ operates two below market rate public housing communities within the City of Stockton. These include Conway Homes and Sierra Vista Homes. Conway Homes is a low-income residential community located at 741 Flint Avenue, which offers 436 detached single-family and duplex housing units. Sierra Vista Homes is a

low-income residential community located at 2436 Belleview Street in South Stockton. Sierra Vista is currently undergoing a complete renovation involving the demolition and reconstruction of units, which results in a constantly fluctuating number of units within the development. Prior to the ongoing redevelopment of Sierra Vista, the development offered 396 duplex, triplex, and four-plex housing units. As of October 2019, there were 305 units in Sierra Vista. By the end of the redevelopment effort, Sierra Vista will offer between 500 and 550 low-income residential units.

In addition to Sierra Vista and Conway Homes, the HACSJ also owns and operates a number of market rate properties geared toward lower-income and special needs populations. These include Claremont Manor Apartments, Mourfield Avenue Apartments, and West Park Street Apartments, American Street Apartments, Washington Street Apartments, and a single-family home at 2282 East 8th Street. The Claremont Manor is an age-restricted (55 and over) property that offers 52 studio, one- and two-bedroom units. The Mourfield Avenue Apartment is a small property that includes two single-family and two duplex units, while West Park Street Apartments offers a total of 12 studio units. American Street Apartments offers four units, while Washington Street Apartments offers six units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to the 2018/2019 Public Housing Agency Plan the HACSJ is currently pursuing the redevelopment of 394 public housing units located at Sierra Vista, and is pursuing redevelopment options for the 436 units in Conway Homes. These revitalization projects are being undertaken due to the relative age of the existing public housing stock. Having been constructed between 1952 and 1957, housing units in Sierra Vista are around 65 years old and have not been significantly upgraded since the 1980s. Likewise, Conway Homes was constructed in 1962 and is nearing 57 years old. Due to the age of these developments, many of the units in these public housing projects are structurally deficient, with common issues including poor ventilation and insufficient weatherization.

Public Housing Condition

Public Housing Development	Average Inspection Score	Inspection Date
Sierra Vista Homes – 390 units	60	11/13/2017
Conway Homes – 428 units	85	2/28/2017

Table 48 - Public Housing Condition

Data Source: Housing Authority of the County of San Joaquin

The HUD Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing projects. Scores range from zero to 100. The physical inspection scoring is deficiency based, with all properties starting at 100 points. Each observed deficiency reduces the score by an amount dependent upon the importance and severity of the deficiency. For additional detail regarding how the scores are calculated, please refer to 24 CFR, parts 901-902 and 907. Based on the data provided in Table 48, the most recent reported physical inspections occurred at Conway Homes

and Sierra Vista Homes in 2017. At that time, Conway Homes was awarded an average inspection score of 85, while Sierra Vista Homes was awarded an average inspection score of 60. Consultations with Georgia Brownlee and Pandora Crowder, presidents of Sierra Vista and Conway Homes' respective Resident Councils indicate that overall public housing residents are pleased with the quality of the units in each development and the responsiveness of the HACSJ to addressing any deficiencies, such as maintenance or accessibility issues as they arise.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The HACSJ is currently in the second phase of a multiphase redevelopment of Sierra Vista Homes which, upon completion will replace 369 existing obsolete units with between 500 and 550 new units. The first phase, which is expected to be completed in 2019, includes demolition of 63 obsolete barrack style units and replacing them with 115 new one- to four-bedroom modern, energy efficient units. Another 32 units are shelved for future development either within Sierra Vista or located outside the boundaries of Sierra Vista. In order to maintain affordability, the project utilized Project Based Vouchers for 83 units, and public housing subsidy for 31 units. Highly competitive nine percent Low-Income Housing Tax Credits (LIHTC) accounted for \$24.3 million of the projects total \$34 million price tag. In 2018 the California Tax Credit Allocation Committee (TCAC) awarded \$25 million in nine percent LIHTCs to the HACSJ for Phase II of Sierra Vista's redevelopment, which will include demolishing another 57 public housing units to be replaced by 100 new units consisting of 15 Public Housing and 85 Project-Based Voucher units. Another 42 units will be shelved for future development either within Sierra Vista or located outside the boundaries of the existing Sierra Vista property. The HACSJ's Executive Director, Peter Ragsdale, indicates the Housing Authority is considering applying for additional LIHTCs in 2020 for Phase III. Additionally, HACSJ replaced eight units in Conway Homes and plans to demolish another three that have structural damage. HACSJ is also looking at future longer-term redevelopment opportunities for Conway Homes, including the use of LIHTC equity funding.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As described in the PHA Plan, the HACSJ is currently in the second phase of redeveloping Sierra Vista Homes. By then end of them multiphase redevelopment the Housing Authority will have replaced 396 obsolete public housing units with 500 to 550 new, energy efficient units. Additionally, the HACSJ is considering redevelopment strategies for Conway Homes.

Beyond improving the physical living environment of public housing residents, the HACSJ also actively seeks to improve educational and economic opportunities for its residents through a number of programs. The HACSJ continues to conduct public outreach efforts to Public Housing residents to promote community involvement, including participation in community meetings, residents' fairs, and other community events such as national night out and the Stockton Summer Unified (SSU) Summer Reading Program and Summer Breakfast/Lunch Program. The HACSJ, in conjunction with the University of the Pacific (UOP) Beyond Our Gates Program, United Way, and Stockton Mayor Michael Tubbs, developed SSU to improve literacy for children in grades Kindergarten through 3rd who live in Conway

Homes and Sierra Vista. Additionally, the HACSJ applied for and was awarded \$2.3 million from HUD's Jobs Plus Initiative. As of August 2019, Conway Homes residents have access to resources for education and training in order to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, and financial literacy.

Discussion:

Resident Council Presidents from Conway Village and Sierra Vista identified improved transportation infrastructure as significant needs of public housing residents in Stockton. While Pandora Crowder identified improved pedestrian infrastructure such as sidewalks and street crossings as much needed facilities in and around Sierra Village, both Resident Council Presidents stressed the need for improved public transportation infrastructure as vital to the economic well-being of public housing residents. Specific concerns include not only expanding public transportation routes to increase access to retail and service nodes as well as areas of employment, but also decreasing travel times.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The San Joaquin County Community Development Department is the lead agency for the San Joaquin County Continuum of Care (CoC), which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. Per HUD regulations, the CoC documents the demographics and needs of homeless individuals and families, as well as the available shelter and supportive services. Although homelessness is often viewed as a countywide, or regional, housing issue, the following analysis presents figures specific to the City of Stockton, where available. The data presented include the most recent available figures for 2019. The estimates were developed based on county-level data, in consultation with Bill Mendelson, Executive Director of the CVLIHC. For the purposes of this analysis, homeless facilities are considered to include:

- **Emergency Shelter:** Any facility with a primary purpose of providing temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Includes projects designed to provide housing and appropriate supportive services to homeless persons to facilitate the transition to independent living within 24 months, or a longer period approved by HUD.
- **Permanent Supportive Housing:** Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds (a)	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	347	210	114	230	0
Households with Only Adults	328	51	152	473	0
Total	675	261	266	703	0
<i>Chronically Homeless Households</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	230	0
<i>Veterans</i>	6	0	40	0	0
<i>Unaccompanied Youth</i>	10	0	0	0	0
Note: (a) Represents a subset of Year-Round Beds.					

Table 49 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 PIT, HMIS

Table 49 provides an inventory of the available housing and facilities for homeless persons and households within the City of Stockton on the night of the 2019 PITC. As noted earlier, these estimates were derived from county-level data in consultation with Bill Mendelson, Executive Director of the CVLIHC. According to this information, there were total of 675 permanent year-round emergency shelter beds open to homeless persons within the City. This indicates that on the night of the 2019 PITC, there was unmet demand for an additional 250 emergency shelter beds. Of the emergency shelter beds provided, 347 were occupied by households with children and 328 were occupied by adult only households. Of these beds, six were reserved for veterans and ten were reserved for unaccompanied youth. Of the total year-round shelter beds, 261 were provided through the use of HCVs or overflow beds, with 210 of these emergency shelter beds reserved for households with adults and children and 51 emergency shelter beds reserved by adults only households.

The data indicate that there was a total of 266 transitional housing beds in Stockton on the night of the PITC, with 114 reserved for households with children and 152 reserved for adults only households. Of these beds, 40 were set aside for veterans and eight are set aside for unaccompanied youth. Based on these data, there were 93 underutilized transitional housing beds in the City of Stockton on the night of the PITC resulting in a utilization rate of only 65 percent. Table 50 below provides a more detailed summary of transitional housing utilization on the night of the 2019 PITC. As shown in Table 50 the majority of Stockton’s transitional housing stock targets specific populations and typically requires that occupants meet certain criteria for participation, which can lead to underutilization. For example, Dignity’s Alcove targets homeless veterans only. GCRM’s New Hope program targets women with substance abuse issues and their children, while the New Life Programs target single men with addiction. Both of the GCRM programs require individuals to work towards sobriety. Ready to Work’s programs requires residents to participate in job and life skills training, with entry requiring a referral from the criminal justice system. Stockton Shelter for the Homeless’ Holman House targets persons diagnosed with HIV/AIDS, and the WCYFS’s Opportunity House targets unaccompanied youth ages 18 to 24. Edan, Hunter and Coral Housing are apartments operated by an agency that does not participate in the HMIS or the CoC. These facilities are discussed in more detail in the following sections. Additionally, some programs, such as New Hope, Holman House, and Opportunity House serve qualifying individuals and their families, and as such, utilization rates can fluctuate depending on household size.

Project Name	PIT Count	Total Beds	Utilization Rate
Dignity’s Alcove	34	40	85%
GCRM - New Hope Transitional	37	57	65%
GCRM - New Life	16	24	67%
Ready to Work – HARP (green dot)	14	22	64%
Ready to Work -HEARTT (gold star)	13	13	100%
Edan, Hunter & Coral Housing	43	66	65%
Stockton Shelter for the Homeless - Holman House	9	36	25%
WCYFS - Opportunity House	7	8	88%

Total	173	266	65%
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Table 50 - Transitional Housing Utilization

Data Source: 2019 PIT, HMIS

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Targeted homeless assistance programs, are an important component of the social safety net, yet targeted programs alone cannot comprehensively address the needs of homeless persons. Persons must often qualify based on a variety of potential criteria, including income, disability status, and family composition. Medicaid and Temporary Assistance for Needy Families (TANF) are two prominent mainstream programs available to the homeless. Others include the Supplemental Nutrition Assistance Program (SNAP or CalFRESH, formerly the Food Stamp program), and the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), as well as health and mental health programs (Community Health Centers and Medicare), Supplemental Security Income (SSI) and Social Security Disability Income (SSDI), Workforce Investment Act Programs, and subsidized housing programs. The list below provides a brief summary of other resources available in San Joaquin County and the City of Stockton, though the list does not represent a comprehensive inventory.

San Joaquin County Human Services Agency (HAS) – Programs include California Work Opportunity and Responsibility to Kids (CalWORKs), Welfare-to-Work, CalFresh, General Assistance, Medi-Cal, Adoptions, Child Protective Services, Foster Care, Adult Protective Services, In-Home Supportive Services (IHSS), Refugee Assistance, and the Mary Graham Children’s Shelter.

San Joaquin County Health Care Services (HCS) – Administers San Joaquin General Hospital, Behavioral Health Services (including Mental Health and Substance Abuse Services), Correctional Health Services, Emergency Medical Services (including , Public Guardian/Conservator), Public Health Services, and Veterans’ Services. Mental Health Services, managed under the Behavioral Health Services division, provides outpatient mental health counselling, education, rehabilitation and consultant services.

San Joaquin County Employment and Economic Development Department (EEDD) – provides employment, training, education, and economic development services throughout the county. It staffs the Workforce Investment Board (WIB), the San Joaquin County Economic Development Association (EDA), and the Revolving Loan Fund. Employment and training services for the California Work Opportunity and Responsibility to Kids Act (CalWORKs) program are also provided in cooperation with the Human Services Agency (HSA). The department also operates the Stockton WorkNet Center.

Catholic Charities Diocese of Stockton – Catholic Charities administers direct social services and advocacy for the elderly, such as the Multipurpose Senior Services Program, Homemaker Services, Elder Abuse Prevention, Transportation Respite Care, and Long-Term Care Ombudsman Programs. The Dioceses also operates a food bank in Stockton, assists immigrants with family re-unification, provides citizen application assistance and education classes, enrolls children and adults in healthcare insurance

programs, provides short-term counseling services for families and youth engagement programs, offers access to healthcare for pregnant women, and provide application assistance for Cal Fresh.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following provides a brief summary of the targeted homeless assistance programs, by provider agency, which are available to meet the needs of homeless individuals and families in the City of Stockton. Where practical, the analysis also highlights how these programs address the needs of special needs populations, such as the chronically homeless, families with children, veterans, and unaccompanied youth. Note that the list provided is not indented as a comprehensive inventory, but rather functions to highlight some of the more prominent programs.

Stockton Shelter for the Homeless provides a safe and secure location for those in need of services and support. The goal of the Stockton Shelter is to create opportunities for homeless individuals and families to regain self-sufficiency by providing services including healthy meals, clothing, transportation, and job training, among others. The shelter also includes a transitional housing program for homeless individuals with HIV/AIDS, and homeless veterans. Additionally, the shelter assists families with children by providing transportation to and from school for children and by ensuring that every child between the ages of 5 and 17 is enrolled in school.

Women's Center – Youth and Family Services is San Joaquin County's only provider of shelter and services specifically designed to meet the needs of victims of domestic violence, sexual assault, and homeless and runaway youth. The center focuses on preventing domestic violence and sexual assault by providing education programs and services to inform clients about techniques and skills to stop these acts of violence. The center also includes mentoring services and education for at-risk youth and young adults aged 16-24 through recreation activities and learning opportunities.

Gospel Center Rescue Mission provides programs to assist specific groups of homeless individuals including homeless single men, homeless single women with children, men struggling with addiction, and homeless individuals recuperating from an illness or medical condition. These programs assist individuals and families by providing housing, meals, access to clothing, individual counseling, and chapel services, among others.

Haven of Peace is an emergency homeless shelter for women and their children designed to help women become self-sufficient. The shelter offers domestic violence support as well as individual and group counseling for women and children. The shelter aids women in pursuing careers with resume writing workshops and job preparation programs. For women with babies and young children, the center provides parenting and nutrition classes in order to ensure the future health of their children.

St. Mary's Dining Room offers meals, showers, and clothing to those in need. St. Mary's also has a medical and dental clinic to treat uninsured clients, as well as a social service center to assist clients with completing applications and forms for various benefit programs. The center aids children by providing schools supplies, backpacks, and uniforms, as well as a comprehensive preschool program for younger children 3-5 years of age.

Central Valley Low Income Housing Corporation provides rent and deposit assistance for qualified families in order to prevent households from becoming homeless or to re-house households that have recently become homeless. The housing corporation also assists the head of the household with a plan toward self-sufficiency including education and job training.

New Directions is an alcohol and drug awareness program for adult men and women. The treatment program includes individual counseling, as well as lectures and group sessions. Most clients enroll in a 6 to 12-month program that address substance abuse, as well as parenting, employment, and family reunification.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many lower-income non-homeless individuals and households may also require supportive housing and services that can help them to live independently and to avoid homelessness and/or institutionalization. Persons returning from mental health and physical health institutions, as well as those exiting incarceration, are often in acute need of such services. As previously discussed in the Needs Assessment section of this plan, some of the more prominent sub-populations requiring assistance include the elderly and frail elderly, the mentally or developmentally disabled, persons experiencing alcohol and drug addiction, and victims of domestic violence. This section provides a brief summary of the facilities and services available to these subpopulations. A detailed discussion of the relative housing needs of each of these populations is provided in section NA-45. what follows is not indented as a comprehensive inventory of the available resources, but rather functions to highlight some of the more prominent programs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Elderly and Frail Elderly

Residential elder care facilities provide supervision, assistance with daily activities, and often incidental medical services for persons age 60. According to the California Department of Social Services (CDSS), there are 60 licensed facilities, providing a total of 1,924 beds, with an additional four facilities and 240 beds pending state licensure in Stockton. Apart from housing, the San Joaquin County Aging and Adult Services provides supportive services for the elderly. These services include adult protective services, in-home care, transportation services, food assistance, and long-term care. The City has a program to provide financial aid to the elderly and persons with disabilities for installation of accessibility improvements.

Persons with Disabilities

Adult residential facilities provide care for persons with mental health needs or disabilities. According to the CDSS, there are 128 adult residential care facilities in Stockton, providing 811 adult care beds. An additional 12 facilities are pending licensure, which would provide 70 additional beds. The Disability Resource Agency for Independent Living (DRAIL) provides services for disabled residents including peer support, community programs, housing and information referrals, and independent living skills training. The Valley Mountain Regional Center (VMRC) also provides services for persons with disabilities by ensuring access to alternative housing models and supportive living services. United Cerebral Palsy

(UCP) offers skills training and support to children and adults living with cerebral palsy to help them live independently.

Persons with Alcohol/Drug Addiction

Facilities providing housing assistance specific to addicts include New Directions, New Life, Family Ties, and the Recovery House, and a short-term respite facility run by Community Medical Centers opening in January 2020. Some facilities offering transitional housing programs lost HUD funding which supported homeless individuals due to the transition to the Housing First model. Additionally, depending on the length of the program, homeless participants in some programs are not considered homeless upon completion according to HUD's Housing First model, which some service providers indicate has made it difficult to access housing assistance.

Addicts who are not part of a residential treatment program or who have completed treatment, require affordable housing options in neighborhoods that support successful recovery. Many of the housing options available to addicts are in neighborhoods where drug use is prevalent. Frances Hutchins, Assistant Director of San Joaquin County Behavioral Health Services, sees the need for additional board and care facilities for people overcoming addiction, noting that many facilities targeting addicts closed due to low reimbursement rates, or shifted to serving populations with higher State reimbursement rates.

Victims of Domestic Violence

The principal provider of supportive housing for victims of domestic violence is the WCYFS. Their primary location, DAWN house, is located in Stockton and can house up to 42 women and children. A second facility, known as Opportunity House, provides capacity for up to eight youth at a time for up to 21-months. The Women's Center also operates an emergency shelter and drop in center for youth. The Women's Centers also operates Serenity House, in Tracy, which provides housing for up to 12 women and children.

Persons Living with HIV/AIDS

The Stockton Shelter for the Homeless owns and operates the Holman House, a six-bedroom home dedicated to persons and families living with HIV/AIDS, and five condominium units utilized for HIV/AIDS transitional housing. Holman House has a maximum capacity of 12 beds; however, the shelter occasionally exceeds capacity.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

In September 2018 the State Legislature passed SB 1152, which requires acute care hospitals and acute psychiatric hospitals to have a written homeless patient discharge planning policy and procedure which ensures that homeless patients are not discharged into homelessness. Hospitals must help homeless patients identify and coordinate transportation to a post-discharge destination, with priority given to identifying a sheltered destination with supportive services. Beginning July 1, 2019, hospitals must also have a written plan for coordinating service and referrals for homeless patients with the county behavioral health agency, health care and social services agencies, health care providers, and nonprofit social service providers in the region. Each hospital is required to maintain a log of the homeless patients discharged from their facility and the post-discharge destinations of each homeless patient.

County hospitals and local service providers are currently working towards developing and coordinating discharge policies that comply with SB 1152. According to homeless service providers, homeless persons who qualify for Medi-Cal may be placed in skilled nursing or rehab facilities during recuperation. Those that require less medical treatment can be discharged to GCRM's recuperative care facility, which is the county's only recuperative care facility specifically targeting homeless patients. GCRM's 24-bed recuperative care program offers a safe place for homeless individuals to rest while completing their medical recovery after being released from hospitals. The level of care provided is equivalent to what would be reasonably expected from a family member to a typical patient coming home after hospitalization, with additional medical treatment available at the Community Medical Center clinic located on the GCRM campus. As a last resort, patients are discharged to Stockton Shelter for the Homeless, which has limited resources to address the needs of recuperating patients. GCRM's hopes the planned campus expansion will better position them to address the demand for recuperative care services generated by passage of SB 1152; however, both GCRM and Stockton Shelter for the Homeless note that without better coordination and funding, accommodating this demand will be difficult.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Some of the housing and supportive service needs are addressed strategically through funding categories that meet multiple needs. For example, the City has prioritized the creation of affordable housing. Units that are created with funds allocated to affordable housing often include social services targeted to lower-income and special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response provided above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

California housing law requires that each jurisdiction include an analysis of governmental constraints to affordable housing development as a required component of the adopted General Plan Housing Element. The remainder of this section presents a summary of the major findings identified under the Potential Housing Constraints Section of the City of Stockton's 2015-2023 Housing Element, as well as the identified action to be taken to overcome these constraints. It should be noted that the Housing Element Analysis refers to barriers to affordable housing development based on the 2035 Stockton General Plan, which was superseded by the adoption of the Envision Stockton 2040 General Plan in December of 2018. To the degree practicable, the analysis includes a discussion of potential barriers to affordable housing development that could result from the Envision Stockton 2040 General Plan, as well as ways in which the 2040 General Plan may overcome barriers identified in the 2035 General Plan.

The Housing Element of the City of Stockton General Plan, adopted in 2016, provides an analysis of the policy barriers to affordable housing development. An analysis of the permitted development standards identified that the Municipal Code facilitated the production of a variety of housing types in non-residential and mixed-use zones, and permitted densities up to 87 units per acre in the Downtown. The 2040 General Plan allows for even higher densities in the Downtown, ranging from a maximum of 90 to 136 dwelling units per net acre. The Housing Element indicates the 2035 General Plan facilitated flexible development standards for infill housing projects in order to encourage the development of underutilized properties. The 2040 General Plan specifically focuses on policies which would facilitate the development 18,400 new housing units within the City's existing city limits. As such, the City is likely to see more infill development, particularly affordable housing, than in the past.

The Housing Element determined that the City's overall parking standards did not constitute a constraint, though the 2040 General Plan Policy Action LU-1.1B specifically calls for an evaluation of the City's parking policies and amendment of the Development Code to provide more flexibility as to facilitate mixed-use redevelopment. The City updated the Affordable Housing Density Bonus policy to be consistent with the State Law. However, some affordable housing developers indicate they struggle, despite adoption of the 2040 General Plan, to receive approval of modified development standards in areas outside the downtown.

The existing Code permits second dwelling units in all residential zones, with administrative approval, consistent with State regulations regarding second dwelling units. Additionally, the development code is consistent with State law regarding emergency shelters, in that emergency shelters are allowed by right, without discretionary review, in the PF, IL, and IG zones.

The Housing Element indicates that processing and permitting do not constitute a development constraint. It is unclear how the 2040 General Plan's directive to conduct a study to explore the feasibility of inclusionary housing requirements, in-lieu fees, density bonus', modified fee structures, and/or tax incentives to promote the inclusion of a meaningful percentage of affordable units within market rate housing projects will impact the overall cost to construct housing in the City. Increasing or

modifying these requirements could result in additional funding for affordable housing or the construction of new housing units as part of market rate developments, thereby increasing the City's overall affordable housing stock. On the other hand, requirements that are overly onerous could result in fewer new homes being built. The forthcoming feasibility analysis should provide additional clarity.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section summarizes Stockton’s priority non-housing community development needs, including the city’s economic development opportunities and needs. For example, the Stockton Economic Development Strategic Plan (EDSP), identifies a number of core business clusters that provide opportunities for industrial recruitment and economic growth. The EDSP also identifies a wider array of Core Economic Development Initiatives, Quality of Life Initiatives, and Foundational Initiatives, which are intended to provide a holistic strategy for improved economic vibrancy. Other regional plans, such as the San Joaquin County Comprehensive Economic Development Strategy (CEDS) provide an additional layer of guidance for the pursuit of coordinated economic and community development activities. Highlighted in the analysis provided below are various initiatives underway within the City of Stockton, and San Joaquin County more broadly, that seek to address the workforce training needs of the local workforce, including, but not limited to, those on offer through the regional Workforce Development Board, known as San Joaquin County WorkNet. The analysis also highlights recent events that may have a considerable impact on the City’s ability to pursue community development objectives. These include the dissolution of Redevelopment as a tool for urban revitalization and economic development, the recent resolution of bankruptcy proceedings involving the City of Stockton, which officially emerged from Bankruptcy in 2015 and adopted the Envision Stockton 2040 General Plan in 2018.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,683	1,573	5	2	-3
Arts, Entertainment, Accommodations	10,042	8,634	11	10	-1
Construction	4,861	2,685	5	3	-2
Education and Health Care Services	19,043	23,419	21	27	6
Finance, Insurance, and Real Estate	3,668	3,529	4	4	0
Information	1,358	995	1	1	0
Manufacturing	8,222	5,690	9	7	-2
Other Services	3,258	2,797	4	3	0
Professional, Scientific, Management Services	5,393	3,991	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	12,002	12,218	13	14	1
Transportation and Warehousing	5,276	4,040	6	5	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	4,881	4,927	5	6	0
Total	82,687	74,498	--	--	--
Note: (a) The prepopulated jobs data excludes 2,388 jobs in the Utilities sector, and 8,499 jobs in the Administration & Support, Waste Management and Remediation sector. As a result, the total number of non-governmental jobs is incorrect. The actual total number of non-governmental jobs reported by the 2015 LEHD data set for the City of Stockton is 85,385. Although the IDIS template indicates the prepopulated source for the number of employed Stockton residents is the 2011-2015 ACS, the reliability of the data could not be confirmed. For greater clarity, Table 52 below presents the complete number of nongovernmental jobs from the 2015 LEHD dataset, as well as the number of non-governmental workers from the 2011-2015 ACS.					

Table 51 - Business Activity

Data: Unknown (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs) (a)
Source:

The IDIS template identifies the 2011-2015 ACS as the source for HUD’s estimate of the number of workers, and the 2015 LEHD dataset as the source for the number of jobs in Stockton. However, the prepopulated data reported in **Error! Reference source not found.** is incomplete and excludes jobs and workers in the Utilities sector and the Administration & Support, Waste Management and Remediation sectors. Data reported in the LEHD data set exclude approximately 2,388 jobs in the Utilities sector, and 8,499 jobs in the Administration & Support, Waste Management and Remediation sector. Consequently, the total number of jobs reported in Table 51 is also incorrect. The total number of jobs in Stockton, according to the LEHD is actually 85,385. The IDIS template identifies the 2011-2015 ACS as the source for data regarding the number of workers, or employed residents; however, further analysis was unable to confirm this data source and identify the associated number of Utilities sector and Administration & Support, Waste Management and Remediation sector workers missing from the table.

In order to provide greater clarity, Table 52 below presents the number of employed Stockton residents by industry according to the 2011-2015 ACS and the number of jobs located in Stockton by industry according to the 2015 LEHD data set. It should be noted that these figures represent non-governmental workers age 16 years and over and non-government jobs.

Business by Sector	Number of Workers (a)	Number of Jobs (b)	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,258	1,570	4	2	-3
Arts, Entertainment, Accommodations	9,433	8,634	10	10	0
Construction	6,237	2,685	7	3	-3
Education, Health Care, and Social Services	17,422	23,419	18	27	9
Finance, Insurance, and Real Estate	5,578	3,529	6	4	-2
Information	1,313	995	1	1	0
Manufacturing	9,406	5,690	10	7	-3
Other Services	5,886	2,797	6	3	-3
Professional, Scientific, Management, Administration and Waste Management Services	9,161	12,490	10	15	5

Business by Sector	Number of Workers (a)	Number of Jobs (b)	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	14,449	12,218	15	14	-1
Transportation, Warehousing and Utilities	7,593	6,428	8	8	0
Wholesale Trade	4,158	4,927	4	6	1
Total	94,894	85,385	100	100	--
Notes: (a) Represents employed Stockton residents age 16 years or older who are employed in non-government jobs (b) Represents the total number of non-government jobs in the City of Stockton.					

Table 52 - Updated Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	132,419
Civilian Employed Population 16 years and over	112,265
Unemployment Rate	15.22
Unemployment Rate for Ages 16-24	29.35
Unemployment Rate for Ages 25-65	9.62
Note: (a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table, however these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. For greater clarity, Table 54 presents labor force data for the City of Stockton according to the most recent 2013-2017 ACS.	

Table 53 - Labor Force

Data Source: Unknown (a)

The IDIS template identifies the 2011-2015 ACS as the source for the figures in Table 53, however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater accuracy, Table 54 below presents the labor force data for the City of Stockton according to the most recent 2013-2017 ACS.

Total Population in the Civilian Labor Force	134,999
Civilian Employed Population 16 years and over	118,920
Unemployment Rate	11.9
Unemployment Rate for Ages 16-24	21.6
Unemployment Rate for Ages 25-65	10.3

Table 54 - 2013-2017 ACS Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	17,280
Farming, fisheries and forestry occupations	6,125
Service	13,620
Sales and office	28,120
Construction, extraction, maintenance and repair	12,590
Production, transportation and material moving	7,750
<p>Note: (a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table; however, these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. Additionally, the prepopulated "Number of PeopleMedian Income" column heading is likely incorrect and meant to reflect the number of people in each occupation sector. It is unclear whether the source note and column heading can be changed when submitting the completed document to HUD via the IDIS interface. For greater clarity, Table 56 presents labor force data for the City of Stockton according to the most recent 2013-2017 ACS.</p>	

Table 55 - Occupations by Sector

Data Source: Unknown (a)

The IDIS template identifies the 2011-2015 ACS as the source for the figures in Table 55; however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater accuracy, Table 56 below presents occupational employment for the City of Stockton data according to the most recent 2013-2017 ACS.

Occupations by Sector	Employed Residents Age 16+
Management, business and financial	10,912
Farming, fisheries and forestry occupations	3,867
Service	24,096
Sales and office	28,812
Construction, extraction, maintenance and repair	10,653
Production, transportation and material moving	21,193

Table 56 - 2013-2017 ACS Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,780	69%
30-59 Minutes	19,810	19%
60 or More Minutes	12,865	12%
Total	105,455	100%

Table 57 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	17,275	3,445	14,155
High school graduate (includes equivalency)	22,270	4,495	9,890
Some college or Associate's degree	32,540	4,800	12,145
Bachelor's degree or higher	19,460	1,260	3,770

Table 58 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	900	3,690	4,855	9,335	6,865
9th to 12th grade, no diploma	5,890	5,820	3,905	7,280	3,115
High school graduate, GED, or alternative	9,770	12,315	9,495	14,905	7,430
Some college, no degree	13,950	11,455	8,690	15,410	6,225
Associate's degree	1,940	4,375	3,085	6,480	2,640
Bachelor's degree	1,705	4,885	4,035	8,010	4,100
Graduate or professional degree	165	1,365	1,870	4,355	2,495

Table 59 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	68,291
High school graduate (includes equivalency)	111,217
Some college or Associate's degree	116,477
Bachelor's degree	177,389
Graduate or professional degree	206,402
Note: (a) The originally downloaded IDIS template identifies the 2011-2015 ACS as the source for the pre-populated figures in this table; however, these prepopulated figures differ from those reported by the 2011-2015 ACS and, therefore, the reliability of the data cannot be confirmed. For greater clarity, Table 61 presents median earning by educational attainment data for the City of Stockton according to the most recent 2013-2017 ACS.	

Table 60 - Median Earnings in the Past 12 Months

Data Source: Unknown (a)

The IDIS template identifies the 2011-2015 ACS as the source for the figures in Table 59; however, the figures presented in the table differ from those reported by the 2011-2015 ACS. In order to provide greater clarity, Table 61 presents data regarding median earnings in the past 12 months by educational attainment for employed Stockton residents data according to the most recent 2013-2017 ACS.

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,901
High school graduate (includes equivalency)	\$28,562
Some college or Associate's degree	\$33,896
Bachelor's degree	\$46,091
Graduate or professional degree	\$74,326

Table 61 - 2013-2017 Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As discussed above, the prepopulated Business Activity table (Table 51) presents incomplete jobs data, and the accuracy of prepopulated data regarding the number of workers could not be confirmed. For this reason, this section reports the major employment sectors within Stockton based on data presented in Table 52. Based on this data, Stockton's major private employment sectors include:

- Education, Health Care and Social Services (23,419 jobs; 27 percent of total employment)
- Professional, Scientific, Management, Administrative, and Waste Management Services (12,490 jobs; 15 percent of total employment)

- Retail Trade (12,218 jobs; 14 percent of total employment)
- Arts, Entertainment, and Accommodations (8,3634 jobs; 10 percent of total employment)

In addition to the data discussed above, the EDSP – which was presented to the City Council for adoption on February 24, 2015 – identifies seven core business clusters that also generally align with the countywide economic development targets identified by the San Joaquin Partnership. These include:

- Manufacturing
- Food Processing
- Agricultural Technologies
- Energy Resources and Technologies
- Office and IT Professional Services
- E-Commerce and Logistics
- Construction Materials

In addition, the EDSP identifies a “short-list” of 50 detailed industry sectors as potential targets for industrial recruitment and development. These are then grouped into 12 categories, including:

- Agriculture and supportive activities
- Energy
- Construction
- Manufacturing
- Wholesale Trade
- Distribution
- Information
- Financial Services
- Professional Services
- Private Educational Services
- Health Care and Social Assistance
- Recreation and Tourism

Describe the workforce and infrastructure needs of the business community:

The majority of the information presented below, and in the remainder of this section, was obtained from the EDSP. The EDSP identifies three primary areas of focus, including Core Economic Development Initiatives, Quality of Life Initiatives, and Foundational Initiatives. As one of the proposed Core Economic Development Initiatives, Action A.5 recommends the establishment of a City-facilitated group of executive-level representatives from Stockton’s institutions of higher education, including San Joaquin Delta College, University of the Pacific, and the California State University, Stanislaus-Stockton Center. The purpose of this group will be to inventory the available resources available through the existing higher education system and to strategically implement new ways in which these institutions can serve as resources for economic development, including the possible development of new programs aligned toward the workforce needs, as well as providing unique intuitional expertise toward implementation of

other strategic priorities identified in the EDSP. Action A.6 similarly recommends developing an inventory of resources for both K-12 and higher education such that the City can become a clearinghouse for information regarding existing and planned educational resources relevant to economic development. Lastly, Action A.7 identifies the need to establish a system for facilitated information exchange between the business community and the educational/workforce development system. This action item is designed to encourage ongoing, direct interaction between the core business clusters identified above, and education/workforce development service providers.

A number of the strategies identified in the EDSP, in particular those identified as Foundational Initiatives, reflect the importance of the interface between economic development and land use (e.g., downtown revitalization, neighborhood revitalization, creation of shovel-ready development sites, alignment with the General Plan, etc.). In order to promote development readiness within identified target areas, it is essential to ensure that the available and planned infrastructure capacity is sufficient to meet the needs of the desired and anticipated land uses. The EDSP proposes the establishment of an infrastructure interface strategy that can promote ongoing information exchange between economic development staff and the various entities responsible for infrastructure development, so as to ensure that infrastructure issues affecting economic development are appropriately and efficiently addressed. The EDSP goes on to identify four associated action items. These include 1) the alignment of General Plan revisions with the EDSP, in recognition of the Plan's role in coordinating relevant aspects of General Plan implementation; 2) alignment of the annual CIP process with the EDSP to ensure that prioritization of planned infrastructure improvements is consistent with established economic development priorities; 3) coordinate economic development initiatives with infrastructure investments and opportunities at the Port of Stockton; 4) ensure alignment of infrastructure investments at the Stockton Metropolitan Airport with economic development priorities, such as the inclusion of improvements targeted toward the expansion of cargo and freight capacity as part of the Stockton Metropolitan Airport Capital Improvement Plan.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a variety of ongoing projects and proceedings that may have an economic impact to the City of Stockton.

The City of Stockton has a healthy inventory of commercial development projects that were recently completed or are currently under construction which represents major public and private investments which could positively impact job and business growth opportunities within the city. For example, more than 500,000 square feet of new retail and office space was built in the City of Stockton since 2016. This includes three automotive dealerships totaling around 72,000 square feet of floor area, two retail shopping centers with a combined total of 51,500 square feet, and two governmental office projects totaling 410,000 square feet. The first office project consists of a 13-story, 310,000 square foot

courthouse with 30 court rooms, while the second office project consist of 100,000 square feet of office space to be used by the San Joaquin Regional Transit Agency.

In addition to these projects which have been built or are currently under construction, Stockton also has significant pipeline of commercial and industrial development that could impact local job and business growth opportunities if built out during the planning period. This includes around 2 million square feet of retail space, 769,737 square feet of office space, and 13.1 million square feet of industrial space. The largest industrial project in the City of Stockton is the Norcal Logistics Center, which will feature approximately 6.3 million square feet of industrial development. Another industrial project known as Airpark 599 is located outside the City of Stockton, but within the City's Sphere of Influence. That project plans to add an additional 3.7 million square feet of industrial space to the area. Conversations with local real estate professionals indicate that the Norcal Logistics Center and Airpark 599 are the most likely to develop within the near future, indicating that Stockton could benefit from the jobs and economic activity that could be generated by the more than 7.4 million square feet of industrial space planned for these two projects. This is consistent with Stockton's growing importance in the northern California logistics industry as a center for warehousing and distribution.

The City's has also focused its efforts on revitalizing the Downtown in order to attract more employers and create a vibrant commercial and residential district. Two landmark projects that are contributing to these efforts include the development of the aforementioned San Joaquin County Courthouse, as well as the development of the Open Window Project. The Open Window Project is a major mixed-use development with the goal to create a vibrant, walkable and livable urban core. The 12-acre project includes over 1,000 new residential units and 400,000 square feet of commercial and retail spaces. Building on the momentum of these projects, the City Council adopted the Envision Stockton 2040 General Plan in December 2018 in order to further encourage Downtown redevelopment. This General Plan represents a significant shift away from the City's historical pattern of greenfield development towards urban infill development and redevelopment. To the extent that the 2040 General Plan facilitates this within the Downtown, Stockton may be able to attract new employers to the City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Because of the generally low educational attainment of Stockton residents, it is increasingly difficulty for businesses to find qualified workers, despite the relatively large size of the potential workforce. In fact, the Center for Business and Policy Research (CBPR) at UOP estimates that the northern San Joaquin Valley has the second lowest Human Capital Index out of 15 regions throughout the state. This is significant as the Human Capital Index measures resident labor, skill, and knowledge. A 2018-2019 Centers of Excellence Central Valley/Mother Lode Region Labor Market Overview concluded that occupations expected to add the most employment to the region are those with wages near or below the level of a living wage. In order to advance San Joaquin County's level of human capital and resident earning potential, the CEDS identifies five industry sectors where additional skills development is needed:

Transportation and Logistics - Due to its proximity to large population centers and markets, San Joaquin County is a hub for e-commerce, distribution and logistics companies. According to Occupational employment projections produced by the California Economic Development Department (EDD), most projected countywide employment growth in this sector was identified among lower skilled occupations requiring at most a high-school education and short-term, on-the-job training. Despite this, the technical expertise required for many transportation and logistics jobs is increasing as automation and technology advances. Members of the business community stress that technical training and continuing education is critical to meet labor force demands of the area's growing transportation and logistics industry.

Healthcare – Healthcare is a significant industry in San Joaquin County, employing approximately 32,000 workers in medical offices, hospitals, nursing care and assisted living facilities, rehabilitation facilities and various other specialty services as of 2017. Data from the EDD indicates that required education and training levels for job openings in in this field vary from no more than a high-school diploma and on the job training to advanced degrees.

Agriculture and Food Processing –The EDD indicates that most new positions in this industry would require a high school education, or no formal educational credential, with some short-term on the job training. Jobs in these occupations tend to be low wage; however, the CEDs notes the advancement of automation means that many agricultural and food processing jobs now require more advanced skills, such as heavy equipment operators and mechanics.

Manufacturing and Mechanics –. Most Installation, Maintenance, and Repair positions require a high school diploma or post-secondary certificate, with varying degrees of on the job training. Positions in the Production Occupations tend to require slightly less skills and training, with most positions other than Food Processing Workers requiring a high school education, with medium- to long-term on the job training.

Tourism and Hospitality – San Joaquin County provides a variety of tourism and recreational and agritourism opportunities. Combined with strong national growth in the Tourism and Hospitality industry there is demand for education and skills training in this industry. Almost all of these positions require a high school diploma or do not require any formal educational credential. Most positions also require little to no on the job training.

In addition to industry specific skills, consultations with local business leaders indicate a need for enhanced life skills training to better prepare Stockton's future workforce for gainful employment. This could include skills related to critical thinking, personal grooming, personal financial management, as well as time management and work ethics

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The following section provides a brief summary of workforce training initiatives underway in San Joaquin County and the City of Stockton. Please note that the list below is not indented as a comprehensive inventory, but rather functions to highlight some of the more prominent programs.

San Joaquin County WorkNet – This agency represents the Workforce Investment Board for San Joaquin County and acts as a clearinghouse for employment and workforce training opportunities countywide. Staffing is provided by the San Joaquin County Employment and Economic Development Department (EEDD). This includes providing job listings under the CalJobs, Careers in the Valley, and San Joaquin WorkNet iMail systems. WorkNet staff can also assist job seekers with applying for unemployment insurance and disability benefits. Workforce training is primarily done through referral to area educational institutions, though WorkNet does provide typing certification, resume and cover letter writing assistance, interview preparation, as well as General Education Development (GED) certification and college consultations. WorkNet operates offices throughout San Joaquin County, including the Stockton WorkNet Center at 56 South Lincoln Street.

San Joaquin Delta College – An accredited two-year educational institution, Delta College provides a variety of career technical education and workforce development programs. It works closely with the California Work to Opportunity and Responsibility to Kids (CalWORKS) program as one of the state-funded Welfare-to-Work programs designed to facilitate the transition from dependency to self-sufficiency. The Delta College CalWORKS program is coordinated with the San Joaquin County Human Services Agency and, as such, assists participants in their progress toward county-approved goals and works with County case managers to ensure compliance. Services include intake, assistance with filing for financial aid, advising, work study, needs assessment and referral services, verification of enrollment, a Jobs Specific Basic Skills lab and Supervised Study Time.

Delta College also operates the CTE Transitions Program, which was developed in the early 1980s as a way to provide students with training and education necessary to prepare them for a career in a technical field. Participation can begin as early as ninth grade. As a result, a major benefit of the CTE Transitions program is the provision of a cohesive connection between high school, higher education, and employment. The program is generally focused on skills training for careers in engineering technology, applied science, agriculture, healthcare, law enforcement, culinary programs, business, and the mechanical and industrial trades.

In addition to traditional education services, San Joaquin Delta College also offers contract education and training services to businesses, government agencies, and industry and community-based organizations. Through their Training Resource Center Delta College connects businesses and other institutions with educators who can facilitate workshops and seminars, or conduct customized trainings, tailored to the workforce development needs of the client. These often include computer

training, communication skills, job aids and testing tools, management training, human resources and customer services, and technical training, as well as accredited degree and certificate programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The San Joaquin County CEDS identifies a wide variety of capital improvement projects in the 2019 Action Plan that can be coordinated with projects funded under the Consolidated Plan. The CEDS also identifies a variety of business improvement and entrepreneurship programs for implementation as part of the San Joaquin County Partnership. As a member of the Partnership, the City can coordinate their participation in these programs, as appropriate, to support implementation of the Consolidated Plan.

Discussion

Not applicable.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As described in the Needs Assessment, Housing problems typically impact low- and moderate-income households disproportionately, relative to above moderate-income households. A low- and moderate-income concentration is defined as a Census Tract where at least 54.2 percent of households are low-income and at least 70.2 percent are moderate-income. Figure 10 and Figure 11 identify the geographic concentration of low- and moderate-income households by Census Tract. A large proportion of low- and moderate-income households are located in the Downtown and surrounding neighborhoods, bounded generally by Harding Way to the north, Airport Road to the east, Dr. Martin Luther King Jr. Blvd to the south, and I-5 to the west. The area south of the Downtown, bounded by Dr. Martin Luther King Jr. Blvd to the north, city limits to the east, and west, and Arch Airport Road to the south also contains a number of Census Tracts with relatively high concentrations of low- and moderate-income households.

Many of the areas identified above also coincide with areas that were formerly designated by the City of Stockton Redevelopment Agency as Redevelopment Project Areas, prior to the dissolution of the Redevelopment Agencies in California in 2012. As such, the City of Stockton continues to use the former Redevelopment Project Areas as the basis for defining a Slum Blight Area, or SBA, for the purposes of administering certain programs under the Consolidated Plan. Under HUD requirements, an SBA may be identified if the public improvements throughout the area are deteriorated, or if at least 25 percent of the properties throughout the area are deteriorated and/or abandoned. An area may also be defined if properties experience chronic high turnover, significant declines in property values, or are suspected of environmental contamination. When the Redevelopment Project Areas were originally established in 2002, the City determined that greater than 25 percent of the properties within the Redevelopment Project Areas were deteriorated and/or abandoned, and suffered from depreciated property values. As part of the Consolidated Plan Update, City staff conducted a review of the former Redevelopment Areas and determined that the conditions identified in 2002 still exist. Staff also conducted a review of building code violations within the former Redevelopment Areas and determined that 26.6 percent of the properties within the SBA experienced at least one major code violation within the last five years or were identified as vacant or abandoned. For more information regarding the geographic extent of the former Redevelopment Project Areas, now referred to as the SBA, please refer to Appendix F.

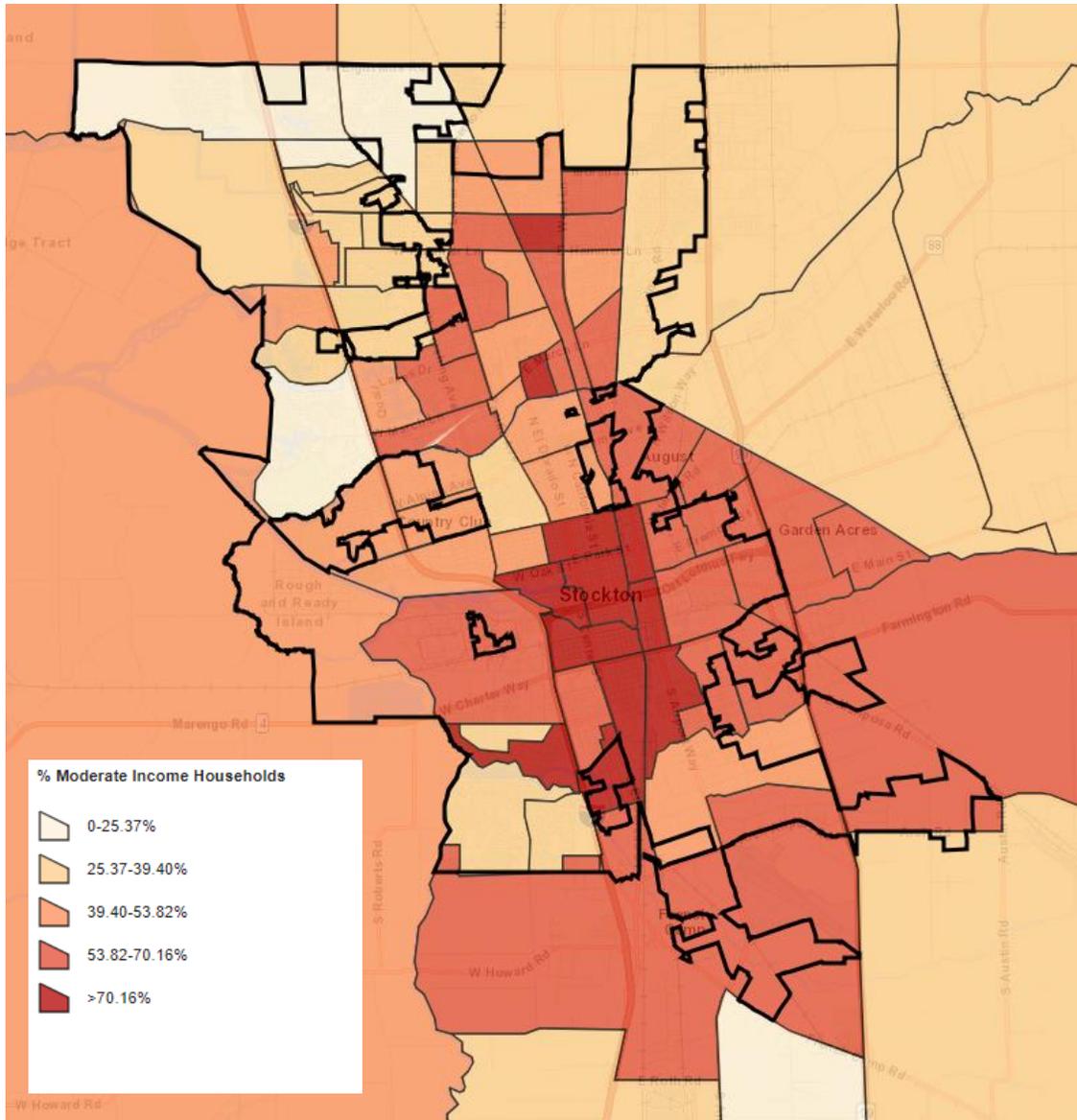


Figure 9 – Slum/Blight Area and Former Redevelopment Areas

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2011-2015 ACS, the racial/ethnic composition of Stockton's population includes 42.0 percent Hispanic; 21.2 percent Non-Hispanic White; 21.2 percent Non-Hispanic Asian; 11.1 percent Non-Hispanic African American; 0.7 percent Native Hawaiian or Pacific Islander; and 0.2 percent American Indian or Alaskan Native. Comparing these figures to the proportional distribution of Stockton residents by Census tract, as shown Figure 12 through Figure 19, shows that above average concentrations of certain minority groups occur most commonly in the low- and moderate-income areas. For example, various census tracts in the Downtown and the southeast portion of Stockton have an above average percentage of African Americans and Hispanics. However, Asian, Pacific Islander and American Indian residents tend to be more highly dispersed and do not seem to be as highly concentrated in low- or moderate-income areas. An alternative metric often used to identify racially and ethnically concentrated area of poverty, also known as RCAPs and ECAPS, relies on a racial and ethnic concentration threshold along with a poverty test. This metric, developed by HUD, requires that an area have a non-white population of 50 percent or more, with a poverty threshold requiring that 40 percent or more of the population lives at or below the poverty line, or that the poverty rate be three times the poverty rate in the metropolitan area, whichever is less. According to R/ECAP analysis completed in support of the City of Stockton's Analysis of Impediments to Fair Housing Choice using 2013-2017 ACS data, Figure 20 shows that six census tracts within the City of Stockton qualify as RCAP and ECAP areas. Four of which are located between the Downtown and the Stockton Metropolitan airport, while another census tract is located in the northern part of the City between Bianchi and East Swain Road. The final R/ECAP census tract is located to the west of Interstate 5, south of Highway 4 and north of Walker Slough.

What are the characteristics of the market in these areas/neighborhoods?

As shown in

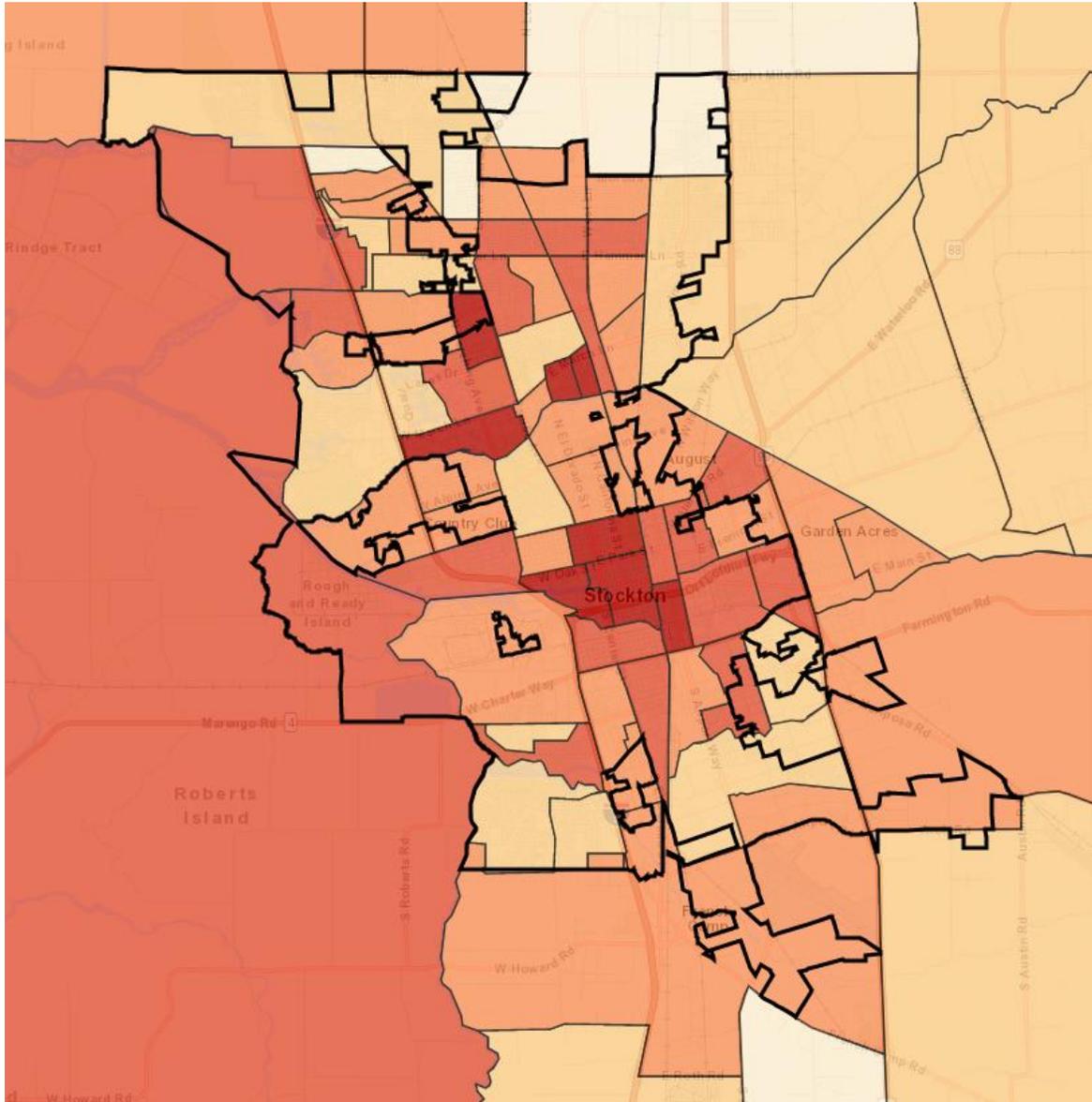


Figure 21, areas with high concentrations of racial or ethnic minorities and low-income families also tend to have some of the highest concentrations of rental housing. Additionally, Figure 22 and Figure 23 show that the areas in and around Downtown and in north Stockton also tend to have high concentrations the City's multifamily housing stock. The available code enforcement and rental inspection program data also indicate that the housing units in many of the lower-income, high minority neighborhoods can be characterized as substandard or in need of rehabilitation. Due to these conditions, and other social characteristics associated with these neighborhoods (e.g., high crime rates), the relative cost of housing in these areas tends to be notably lower than in other parts of the city.

Are there any community assets in these areas/neighborhoods?

The City has a variety of community groups and organizations that provide services in low- and moderate-income areas, as well as high minority neighborhoods. In terms of housing resources, the two existing public housing projects, including Sierra Vista Homes and Conway Homes, are located in primarily low- and moderate-income neighborhoods, with high concentrations of African American and Hispanic residents. Sierra Vista Home is currently undergoing a significant renovation, which will modernize the outdated units and enhance the housing developments' role as a community asset. South Stockton also features two USDA rural housing projects that are located in low-moderate income areas with high concentrations of Hispanic residents. The majority of the HUD assisted multifamily properties and Low-Income Housing Tax Credit (LIHTC) properties are located in Downtown Stockton, and neighborhoods to the north. The majority of these properties are located in predominantly low- and moderate-income Census Tracts. The properties located in the central city are in areas with high concentrations of African American and Hispanic residents, while those properties located farther north, near March Lane and Hammer Lane, are in areas with relatively high concentrations of African American and Asian residents.

Are there other strategic opportunities in any of these areas?

Located just outside the City's southern limits, but within Stockton's sphere of influence, the Stockton Metropolitan Airport represents an important strategic asset as the region continues to solidify its role as a hub for distributions and logistics. Opportunities for development centered around the airport could attract higher skill and higher wage jobs to the South Stockton area which could serve nearby residents as well as residents from other lower-income and minority neighborhoods throughout the City. Development of Airpark599 is one example of how the airport and the abundance of developable land surrounding the facilities could be leveraged to attract new employment opportunities to the area. Although located to the west of the southern Stockton neighborhoods identified as having high concentrations of lower income and minority residents, development of the NorCal Logistics center could also help to attract higher wage employment opportunities which could serve nearby south Stockton residents as well as residents throughout the city, though improved public transportation facilities and service will be needed to connect workers to new employment opportunities.

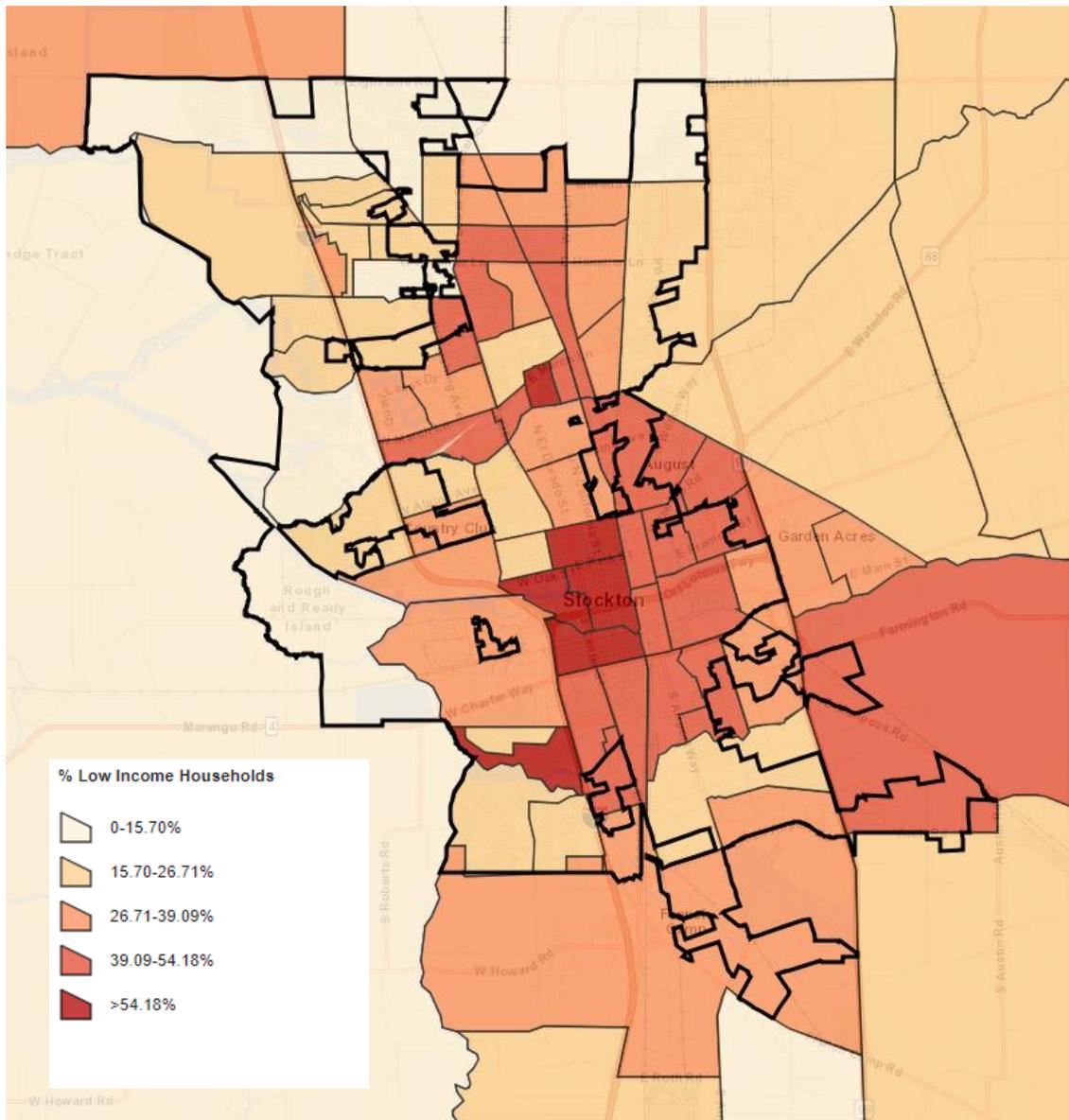


Figure 10 - Percent Low-Income, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

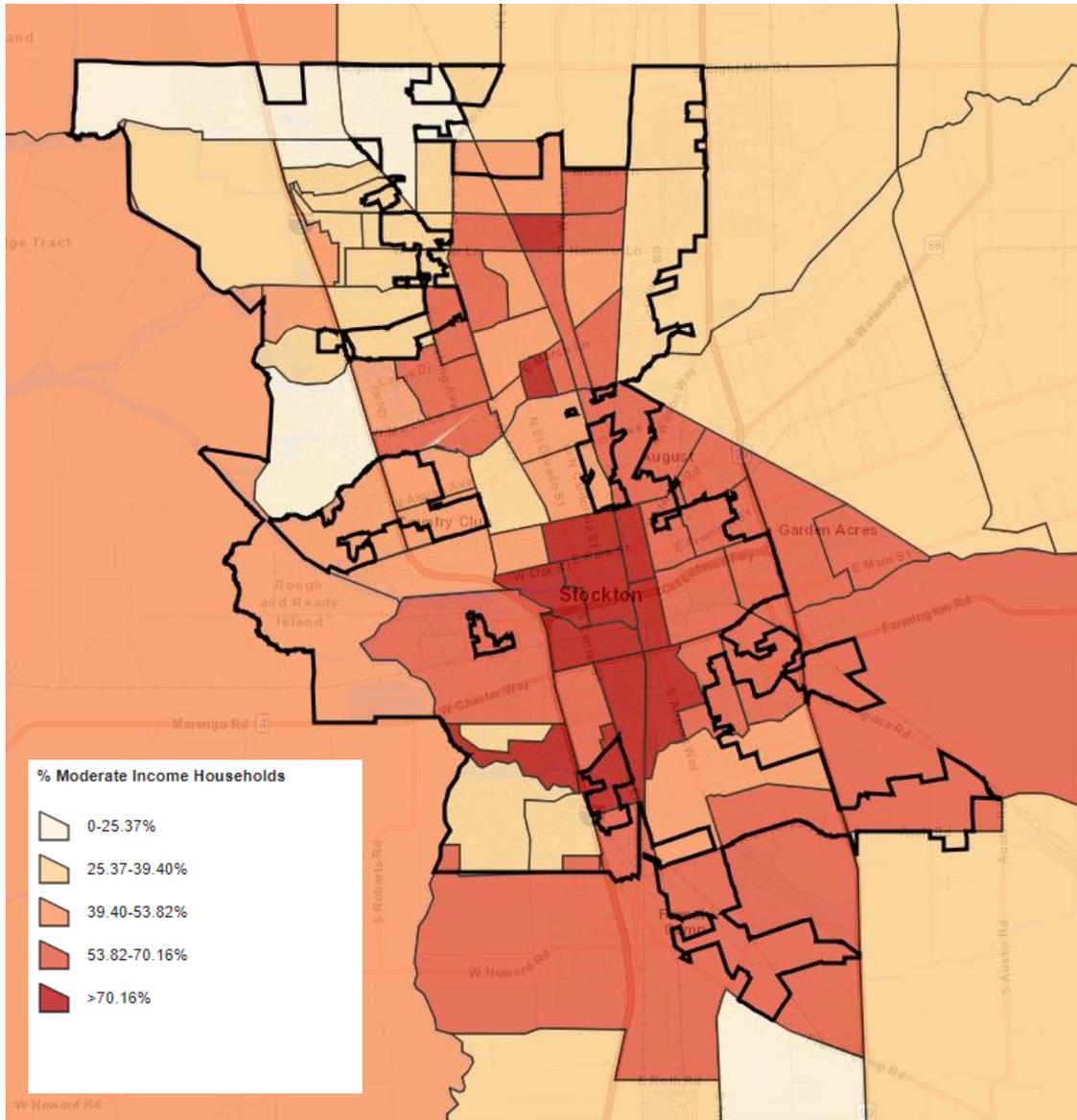


Figure 11 - Percent Moderate-Income, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

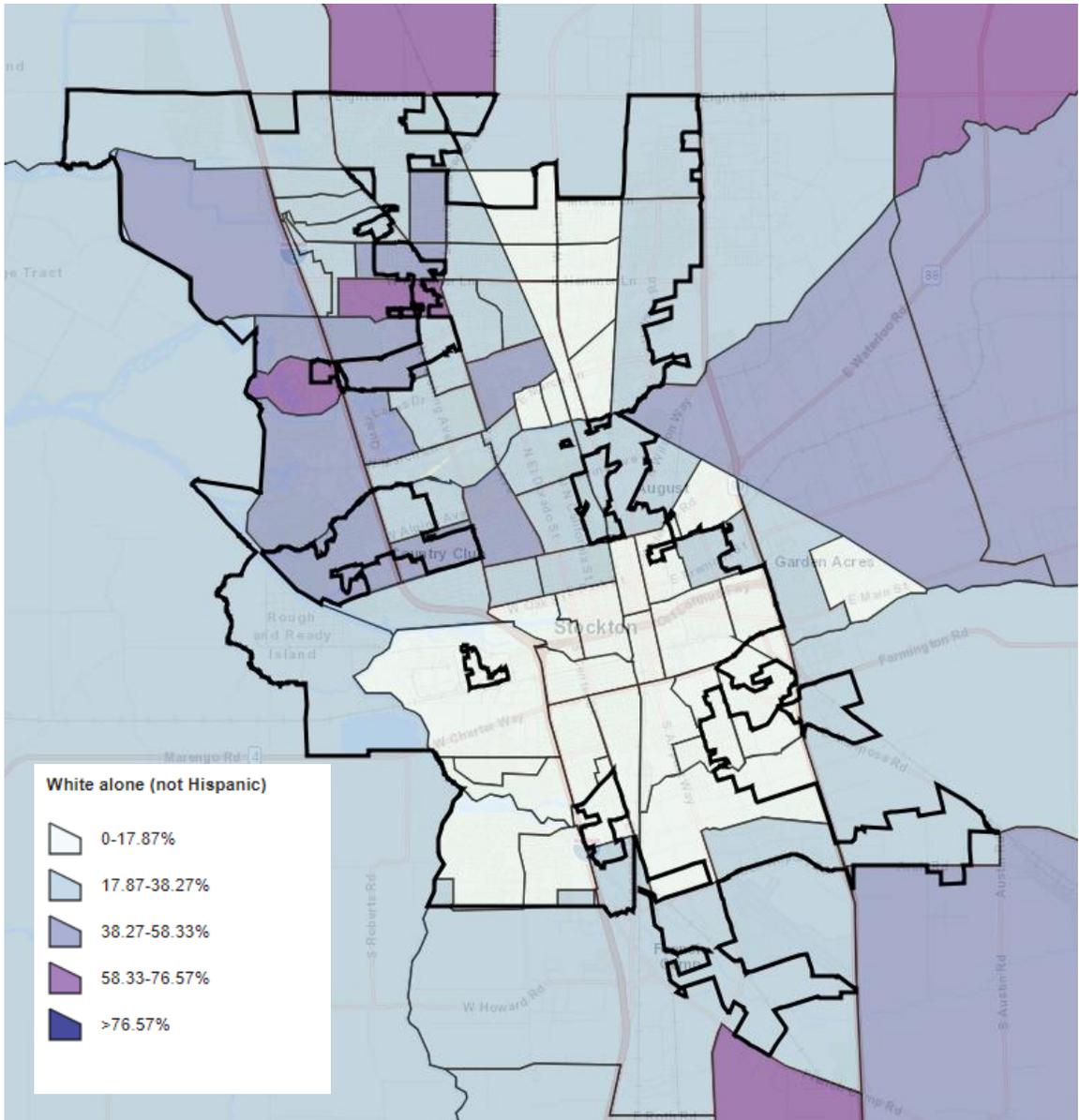


Figure 12 - Percent White Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

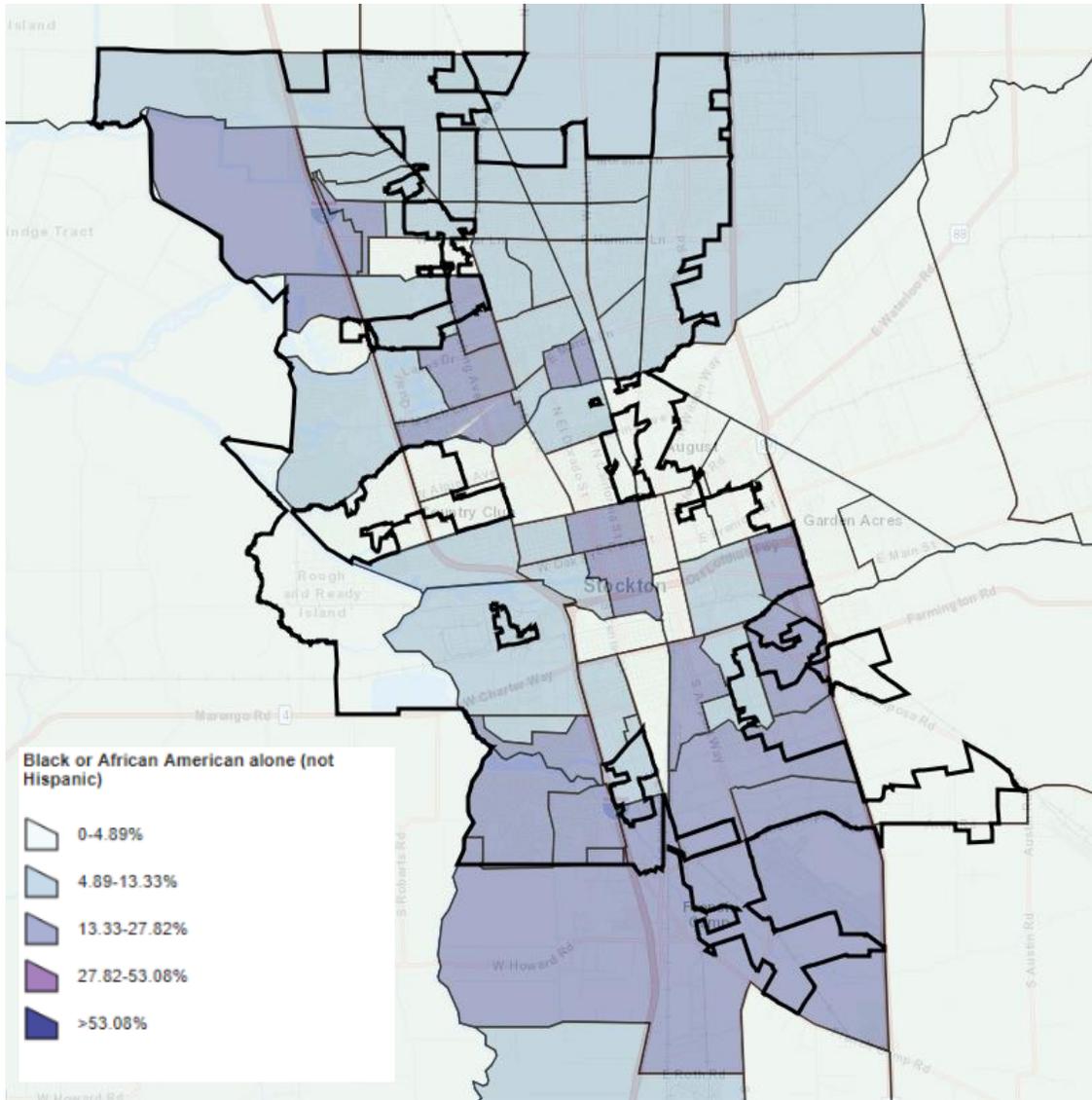


Figure 13 - Percent Black or African American Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

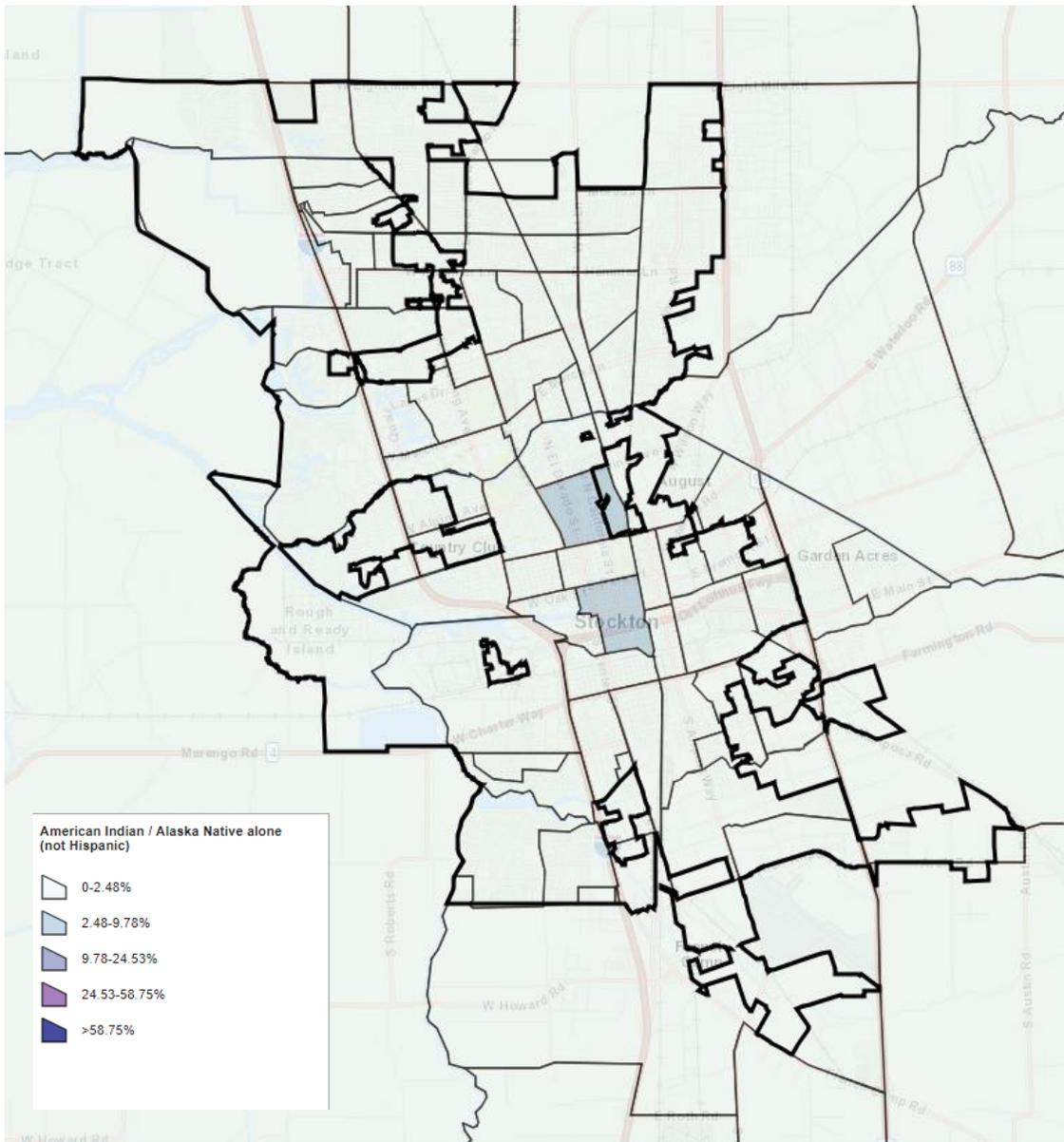


Figure 14 - Percent American Indian/Alaska Native Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

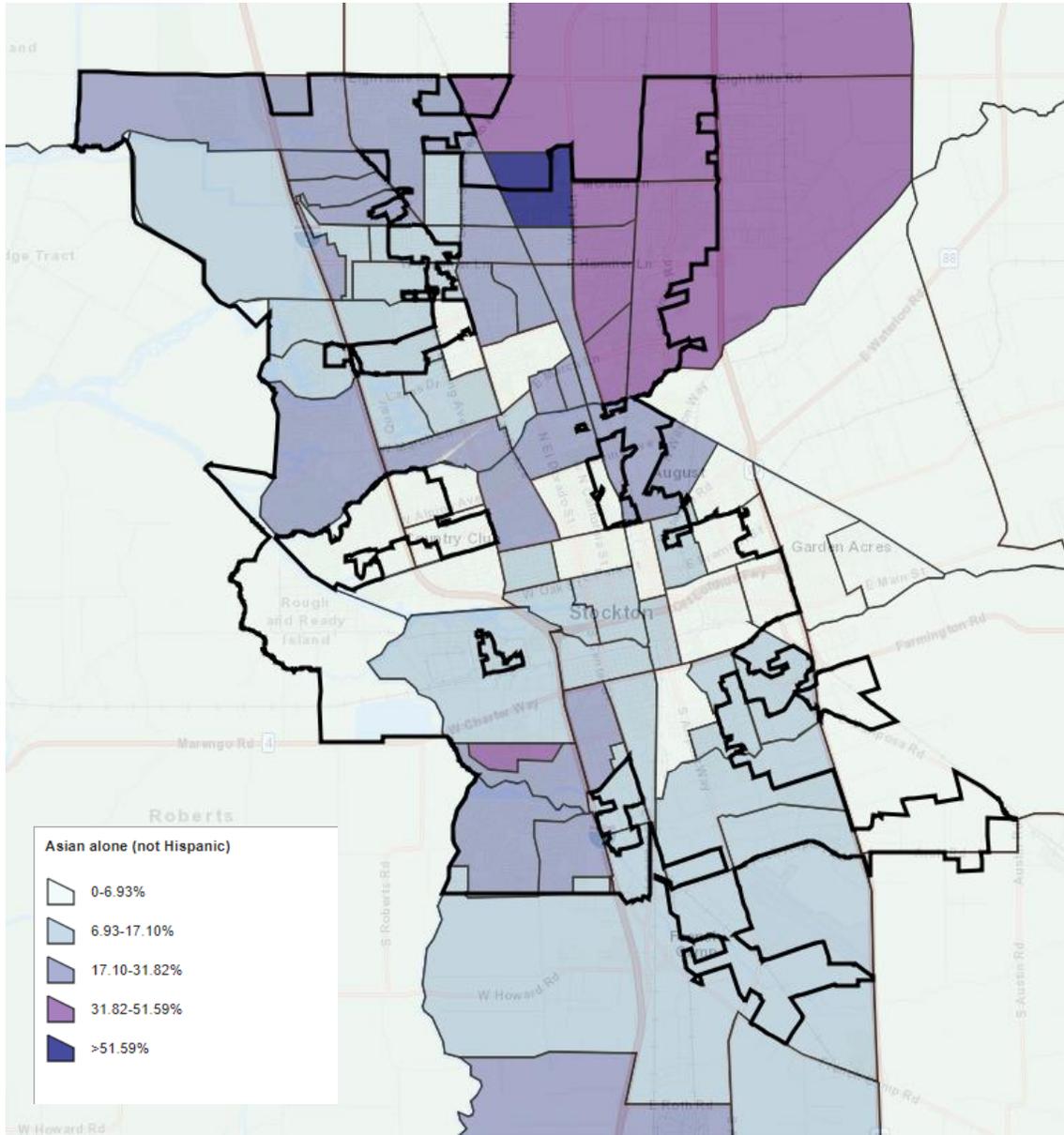


Figure 15 - Percent Asian Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

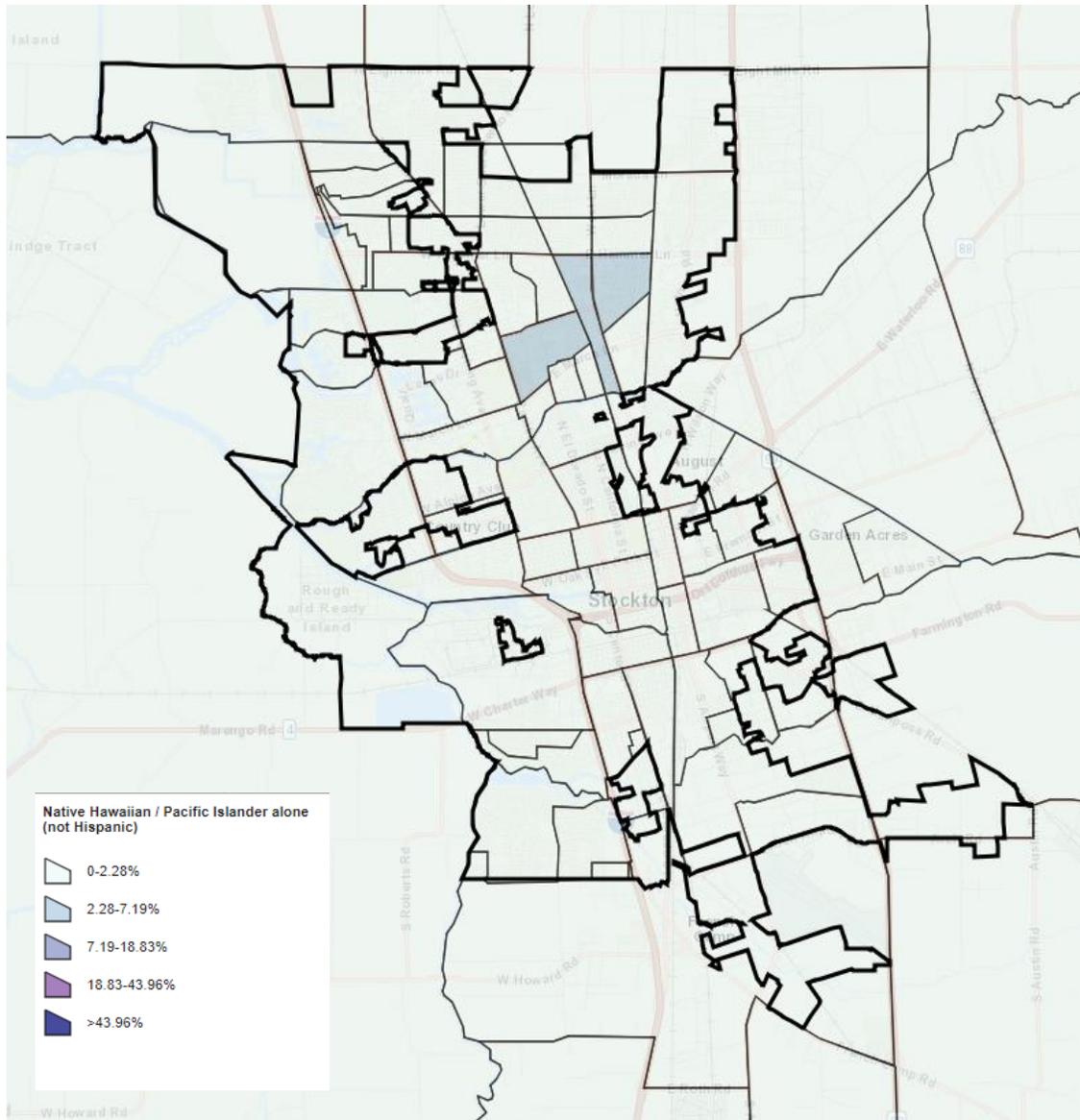


Figure 16 - Percent Native Hawaiian/Pacific Islander Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

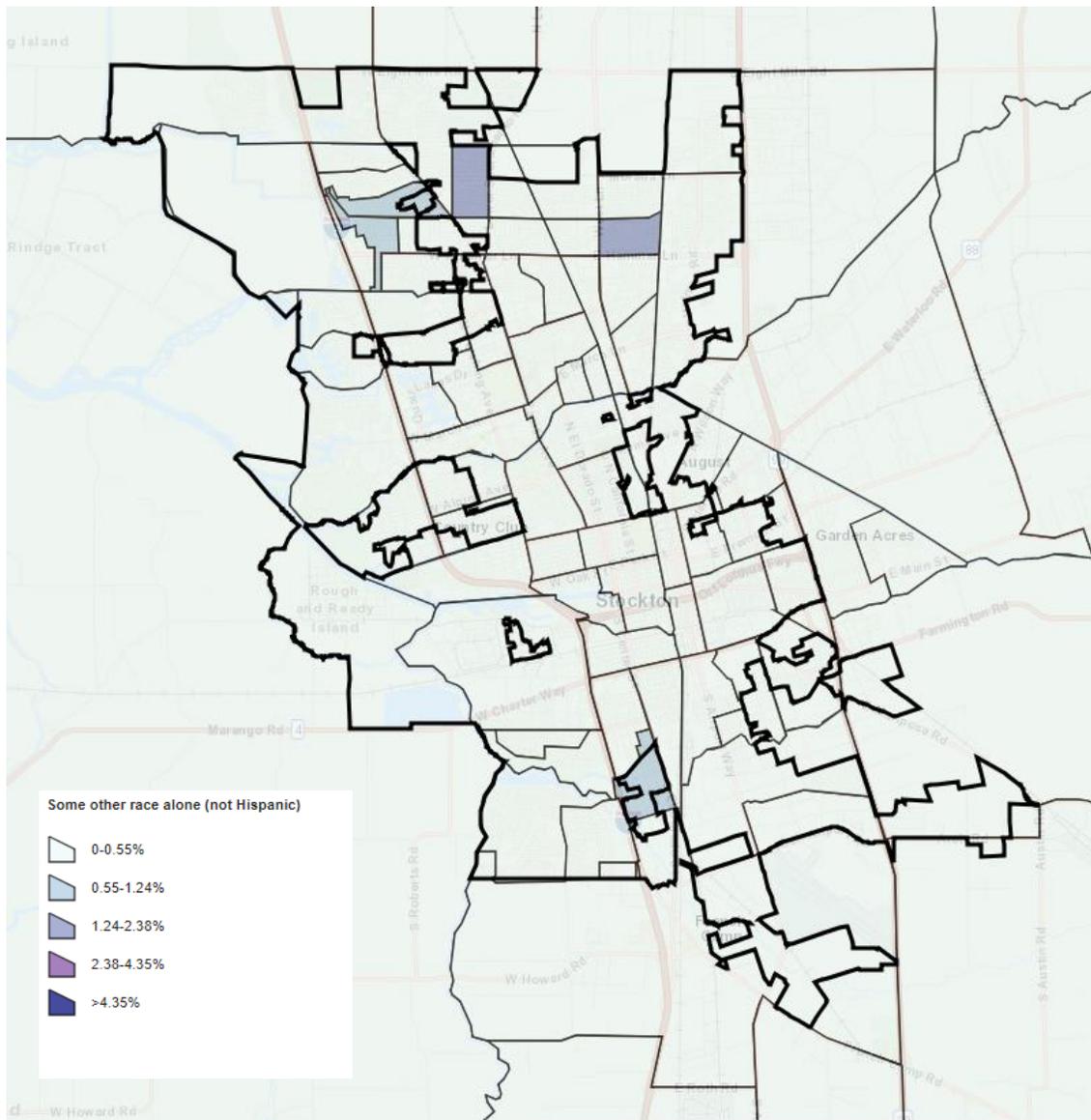


Figure 17 - Percent Some Other Race Alone (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

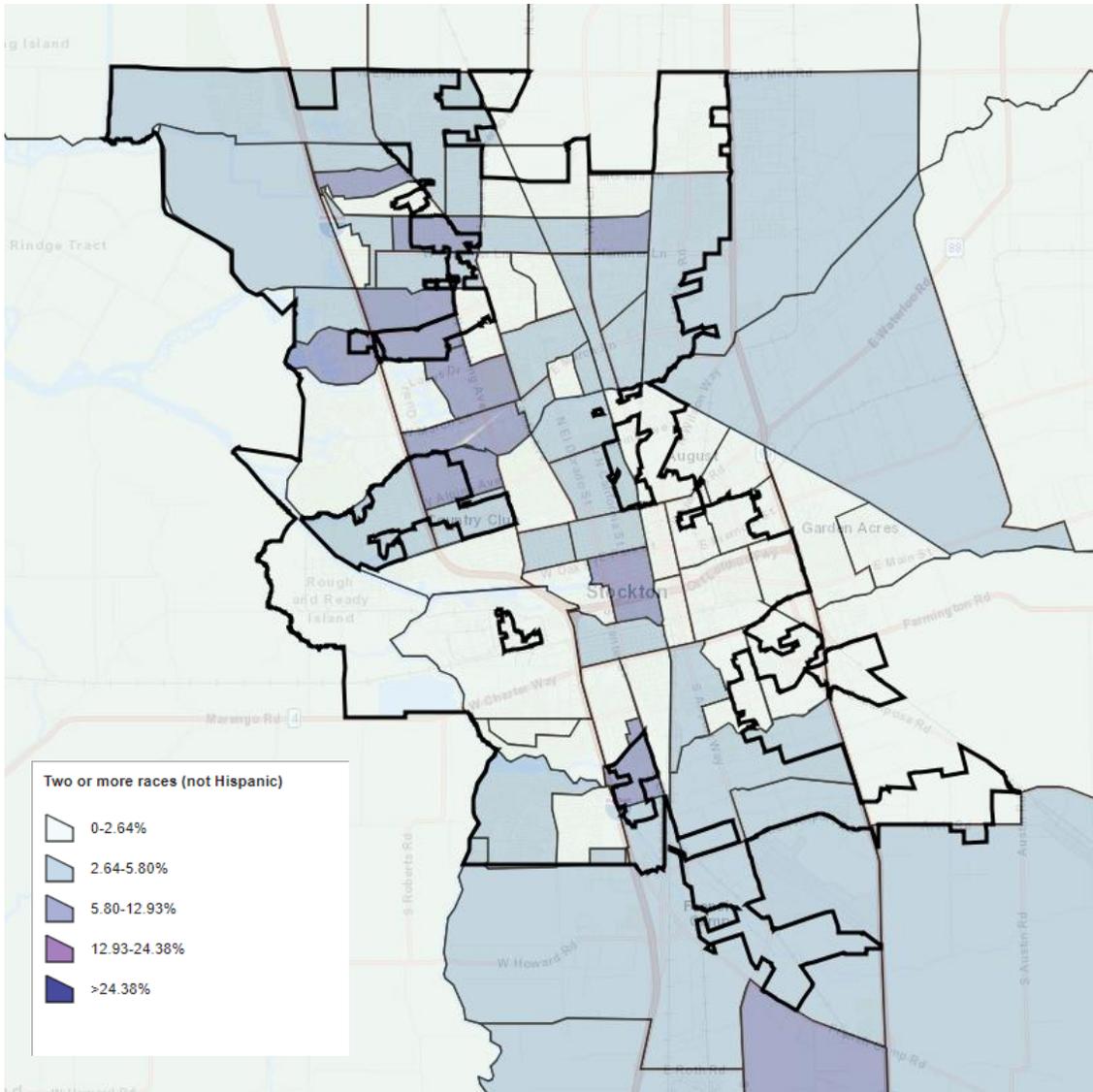


Figure 18 - Percent Two or More Races (Not Hispanic), Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

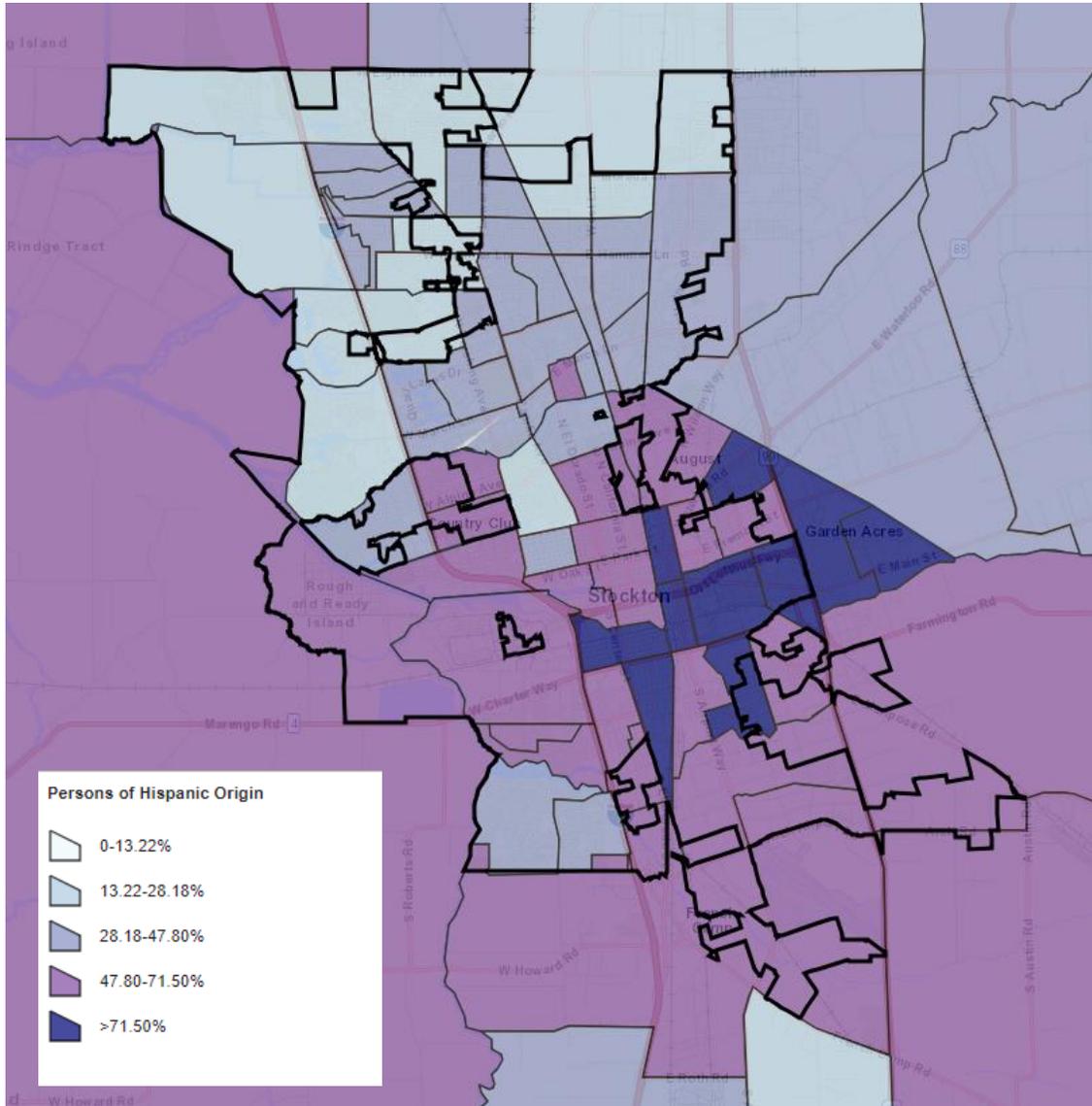


Figure 19 - Percent Hispanic Origin, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

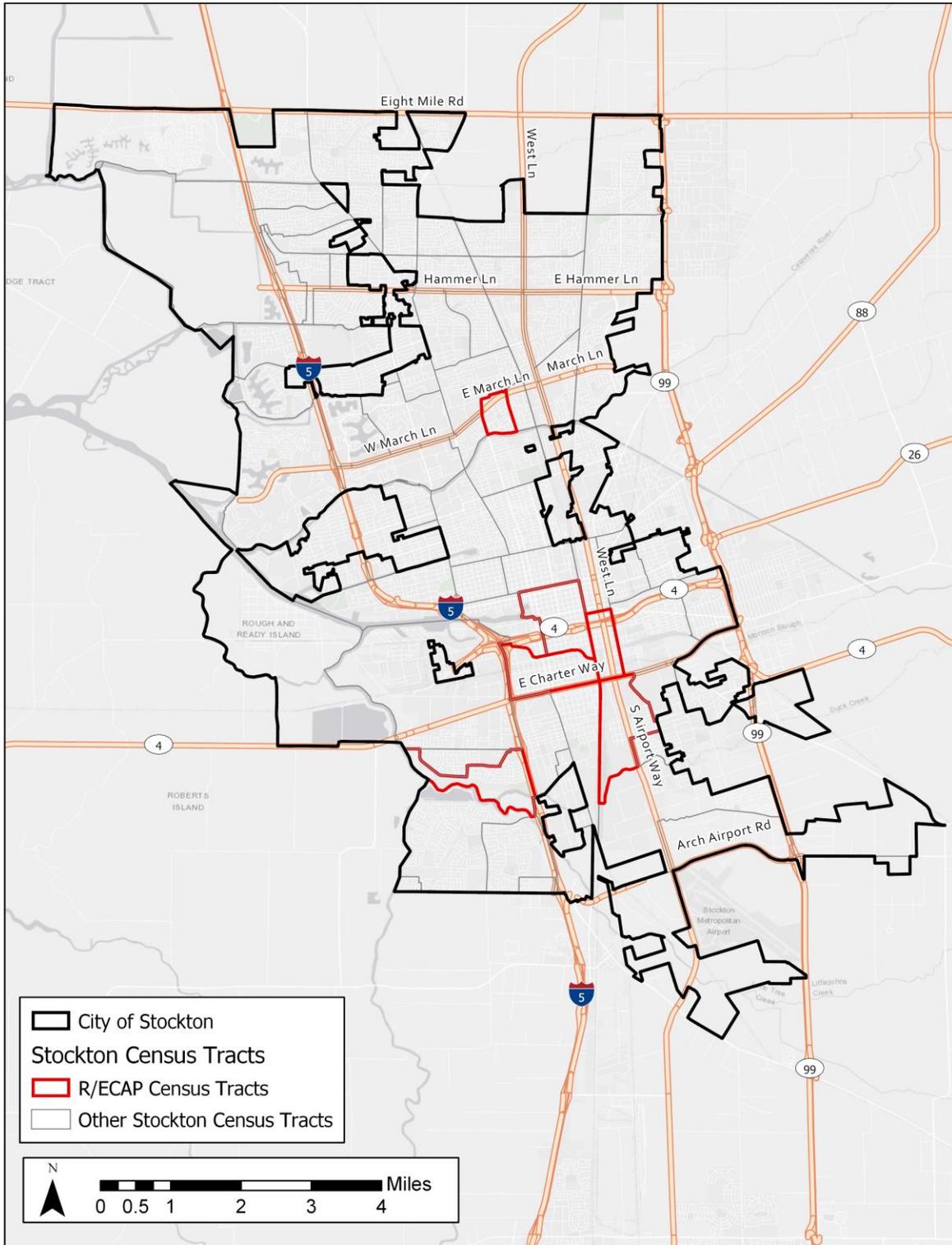


Figure 20 - R/ECAP Areas, Census Tracts

Data Source: Sources: City of Stockton, 2019; U.S. Census Bureau, ACS 2017 5-year sampling period, S1701; BAE, 2019

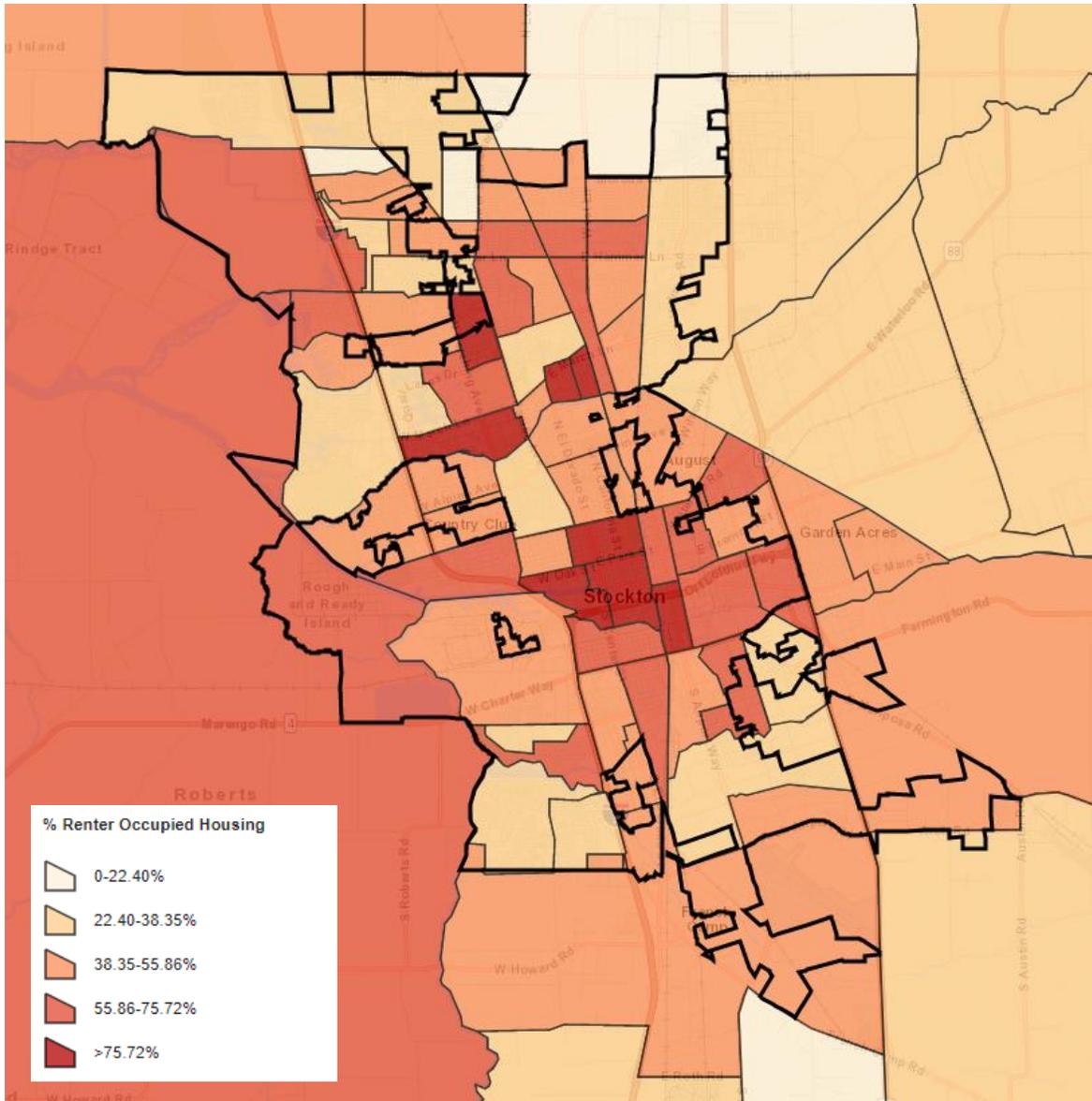


Figure 21 - Percent Renter Households, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

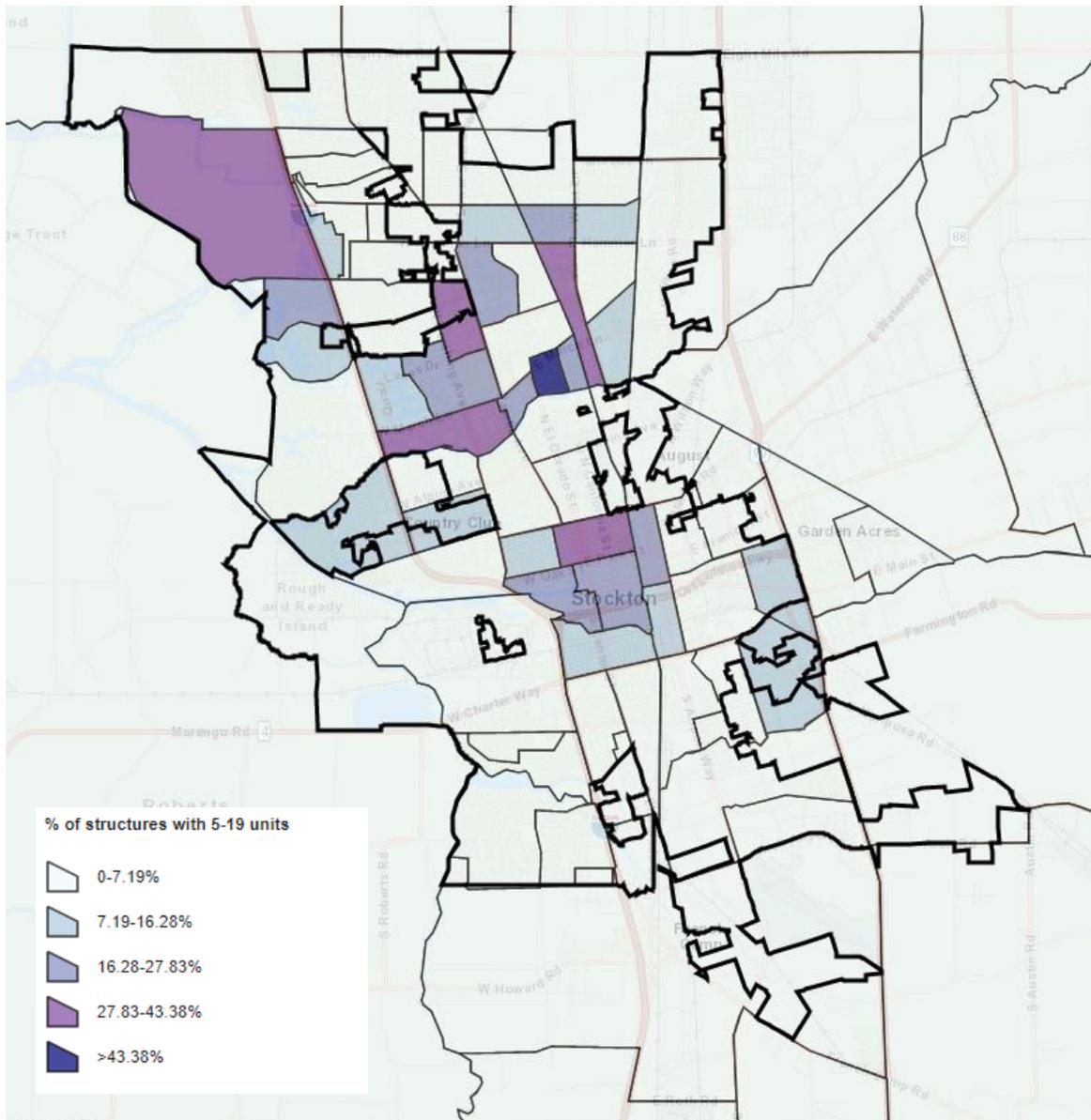


Figure 22 - Percent of Structures with 5-19 Residential Units, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

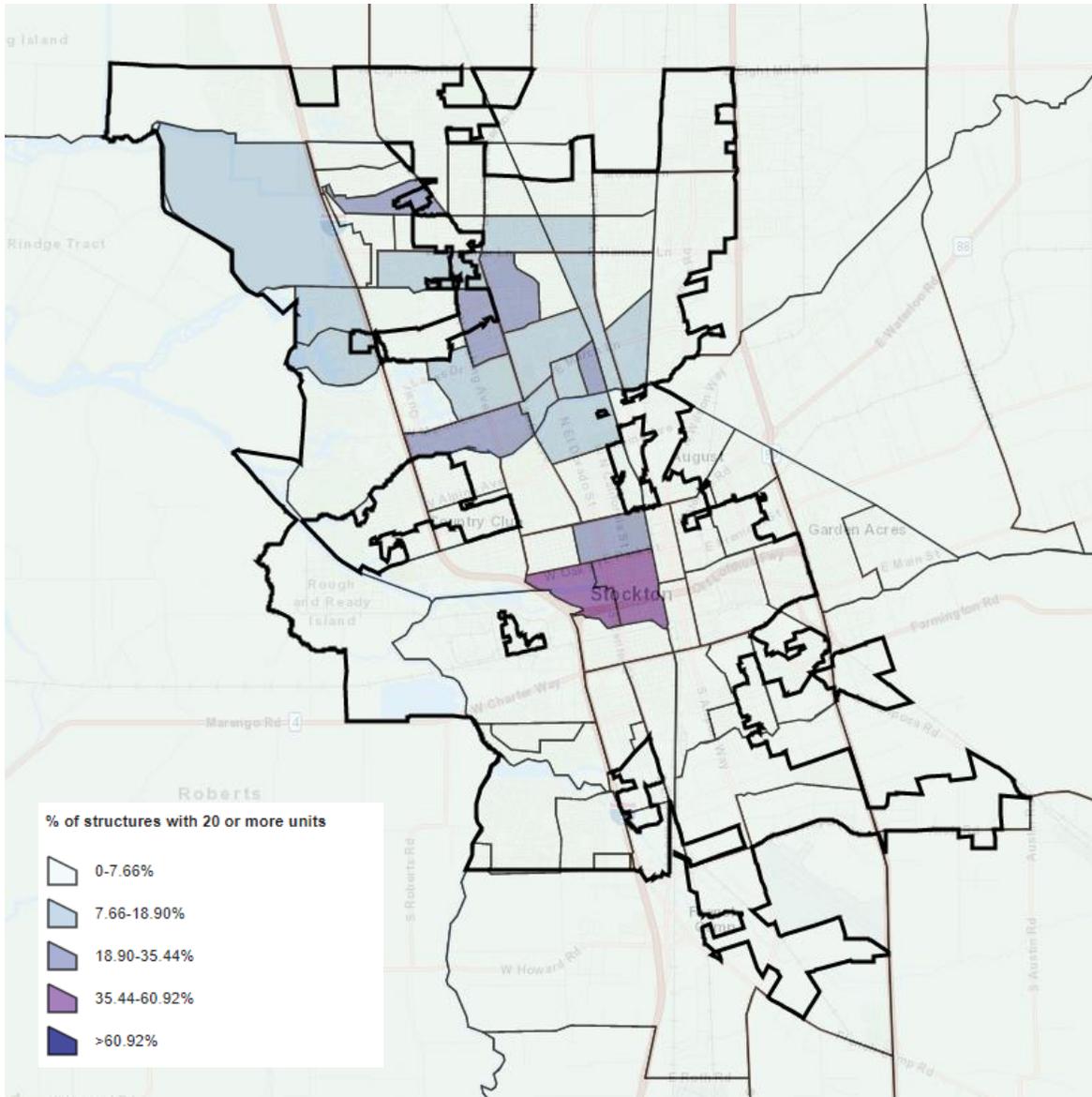


Figure 23 - Percent of Structures with 20 or more Units, Census Tracts

Data Source: CPD Maps – Consolidated Plan and Continuum of Care Planning Tool

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The term “broadband” is commonly used to refer to a high-speed, always-on connection to the global internet. As such, broadband connectivity is also commonly referred to as “high-speed broadband” or “high-speed internet.” In an age when information technology drives much of the local, state, and global economies, broad connectivity is critical for all households in order to facilitate access to information and employment opportunities. This is particularly true for low- and moderate-income households who may lack alternative channels for access to information, education, and employment. For these reasons, HUD recently introduced a new requirement to incorporate an analysis of access to broadband internet into the Consolidated Planning process and requires that jurisdictions consider approaches to “bridging the digital divide” as part of their goal and priority setting process, though falls short of requiring that actions be taken. HUD indicates that the evaluation should be conducted using readily available data sources developed by Federal, State, and local government agencies and other available data, and that HUD will not require grantees to incorporate these new requirements into their Consolidate Plan process until HUD is able to make the data available to all grantees. As of this writing, no such data or guidance has been made available; however, a December 16, 2016 notice in the Federal Register (Docket No. FR 5891-F-02) identifies possible sources of information, including the National Broadband Map (NBM) created by the National Telecommunications and Information Administration(NTIA) and the Federal Communications Commission (FCC) Form 477.

According to the 2017 one-year ACS estimates for the City of Stockton (Table S2801), approximately 91 percent of Stockton households have one or more computing device, including desktop and/or laptop computers, tablets, smartphones, or other portable wireless computers. While all households in Stockton live within an area served by wired and/or wireless broadband service, the ACS data indicate that 81 percent of Stockton households have a paid internet subscription, including 75 percent with a cellular data plan and 67 percent with wired broadband and eight percent with satellite broadband. The data indicate that 12 percent of Stockton households, or 11,237 households, only have a paid cellular data plan, while 19 percent have no paid broadband service. In addition, the ACS data indicate that only 60 percent of households with annual incomes below \$20,000 have paid broadband service, and only 81 percent of those with annual incomes between \$20,000 and \$74,999 have paid broadband service. In contrast, 94 percent of those with incomes of \$75,000 or more have paid broadband service. This indicates that the reduced resources of lower-income households likely result in reduced access to the internet. Nonetheless, free broadband access is available through the public library system and at other locations throughout the community, such as at the City Permit Center and at a variety of coffee shops throughout the City. Also, Xfinity’s Internet Essentials service provides reduced-cost broadband for qualified households. Households are eligible if they qualify for public assistance programs, such as the National School Lunch Program, Housing Assistance, Medicaid, SNAP, SSI, and others.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Figure 23 illustrates information from the NBM based on data published by the FCC. It shows that all areas within the City of Stockton are served by at least two, and up to 12 or more, broadband providers. Additional information provided by GeoISP indicate that all areas of the City have access to broadband services, including both wired and wireless broadband, with an average home download speed of 5.68863 Mbps. GeoISP indicates that there are two wired broadband providers who each provide service to more than 95 percent of the population, including AT&T who provides DSL service to 95.49 percent of the population and Xfinity who provides cable internet access to 98.47 percent of the population. Please note that each provider offers service in a different geographic area, such that only an estimated 0.7 percent of the population do not have access to wired broadband services. In addition, there are four cellular broadband providers that offer 100 percent coverage, including AT&T, MetroPCS, Verizon, T mobile, and Sprint.

Service Provider	Coverage	Megabits Per Second (Mbps)			
		Max. Download	Max Upload	Typical Download	Typical Upload
<u>DSL Providers</u>					
AT&T	95.49%	50	10	25	6
Earthlink	1.71%	3	3	1.5	0.77
<u>Cable Providers</u>					
Xfinity	98.37%	1	50	1	50
<u>Fiber Internet Providers</u>					
AT&T	3.22%	50	10	25	6
<u>Fixed Wireless Providers</u>					
Encore Business Systems, Inc.	22.12%	50	50	50	50
Internet Free Planet	14.57%	25	25	25	25

Zinnia Networks, Inc.	4.96%	1.5	15	1.5	1.5
digitalpath.net	2.18%	10	1.5	10	1.5
<u>Mobile Wireless Providers</u>					
AT&T	100%	50	10	25	6
MetroPCS	100%	1.5	0.77	1.5	0.77
Verizon	100%	25	6	25	6
T Mobile	100%	25	10	25	10
Sprint	82.3%	6	1.5	1.5	0.77

Table 62 – Broadband Internet Service Providers

Data Source: FCC, GeolSP.

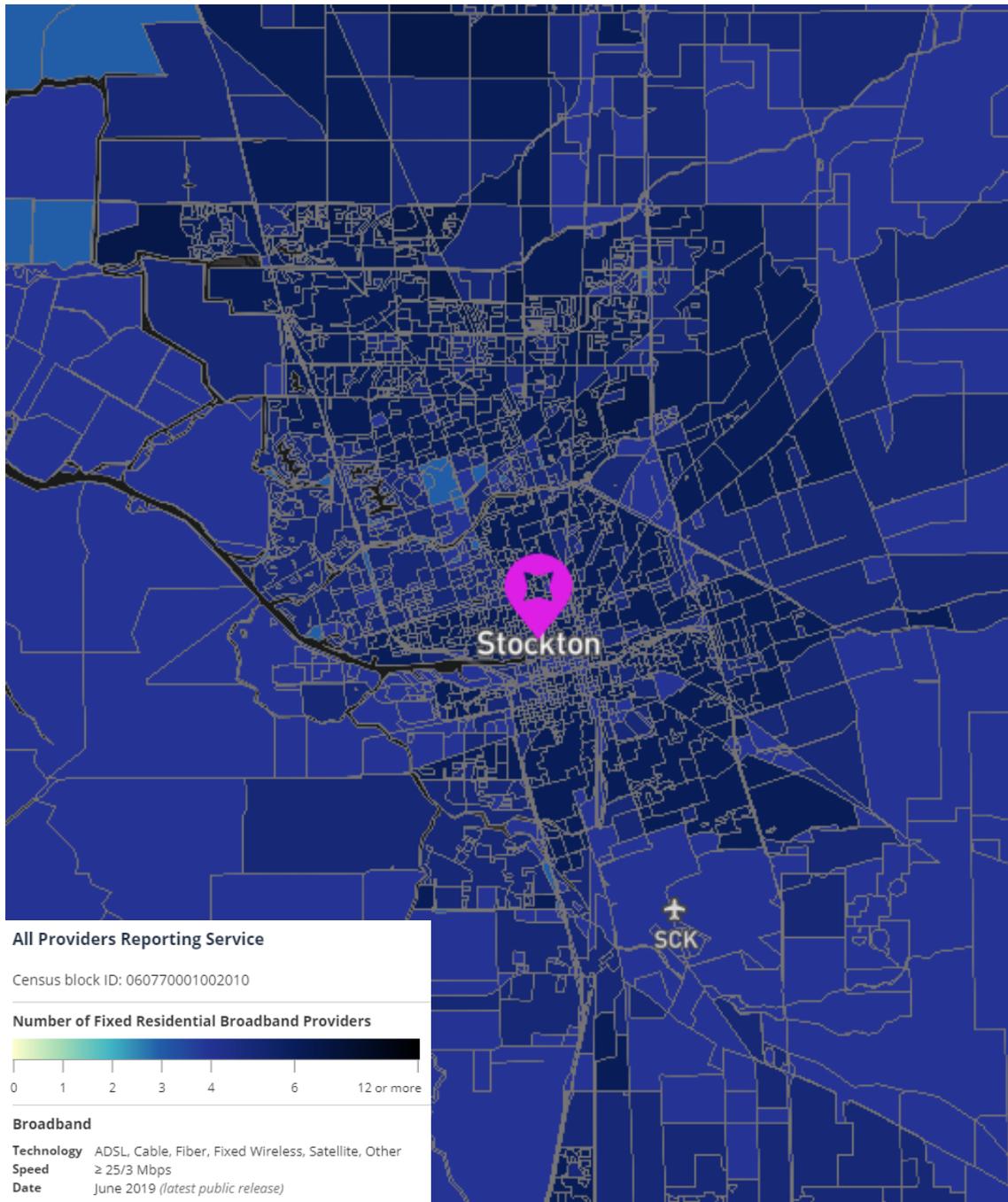


Figure 24 – Fixed Broadband Deployment, including ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

Data Source: Federal Communications Commission (FCC), Fixed Broadband Deployment Map.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City entered into a Settlement Agreement with the State of California and the Sierra Club in 2008 that required the City to address greenhouse gas (GHG) emissions through a variety of approaches in order to lessen the impacts of climate change on the community. Adopted in 2014, the citywide Climate Action Plan (CAP) includes an inventory of greenhouse gas emissions sources and identified emissions reduction targets and implementation measures. Additional requirements associated with the Settlement Agreement also applied to the Envision Stockton 2040 General Plan Update process and have been incorporated throughout the various elements, including Land Use, Safety, Community Health, among others. Also, under Senate Bill (SB) 379, the State of California requires that jurisdictions update their General Plan Safety Element to address climate adaptation and resilience strategies. In addition, the 2017 San Joaquin County Hazard Mitigation Plan also clearly identifies many of the natural hazard risks that the community may be vulnerable to due to climate change based on those identified in the California Adaptation Planning Guide (APG), including:

Ecosystem and Biodiversity – Climate change and new development can cause habitat loss and change which places stress on ecosystems and endemic species.

Wildfire – As evidenced by recent major fires throughout California, climate change has dramatically increased the likelihood of major wildfires; though due to location, wildfire is not a primary concern for the City of Stockton.

Extreme Temperatures – Climate change is strongly influencing changes in average annual temperatures, with peak summer temperatures increasing progressively and with extended periods of extreme temperatures. The Hazard Mitigation Plan indicates that vulnerable populations, including children, the elderly, and people employed outdoors are at greater risk for health impacts associated with extreme heat.

Drought and Water Availability – Drought due to reduced precipitation, increased evaporation, increased water loss, and unmitigated groundwater drawdown and contamination represent critical threats to the local water supply and are directly influenced by climate change.

Flooding – Decreases in the annual snowpack due to climate change have significant implications for regional water availability, as well as flooding and economic stress due to loss of tourism and recreation activity. As a port community, flooding is a major concern in the City of Stockton. As described in the 2040 General Plan, most of the City of Stockton is located within the inundation areas of the New Hogan, New Melones, and Camanche dams. Although the risks of flooding associated with sea level rise and other similar events has been significantly reduced through the Locally Constructed Control Project, portions of the City remain at risk for 100- and 500-year flood events, as illustrated in Figure 24. The area is also impacted by occasional “atmospheric rivers” that deliver large volumes of water over short periods, which can overwhelm storm drains and cause localized flooding.

The San Joaquin County Hazard Mitigation Plan indicates that while climate change has not been directly attributed as a causal factor for any declared disasters, the likelihood that climate change will be a significant contributing factor to future natural disasters in San Joaquin County and the City of Stockton is relatively high.

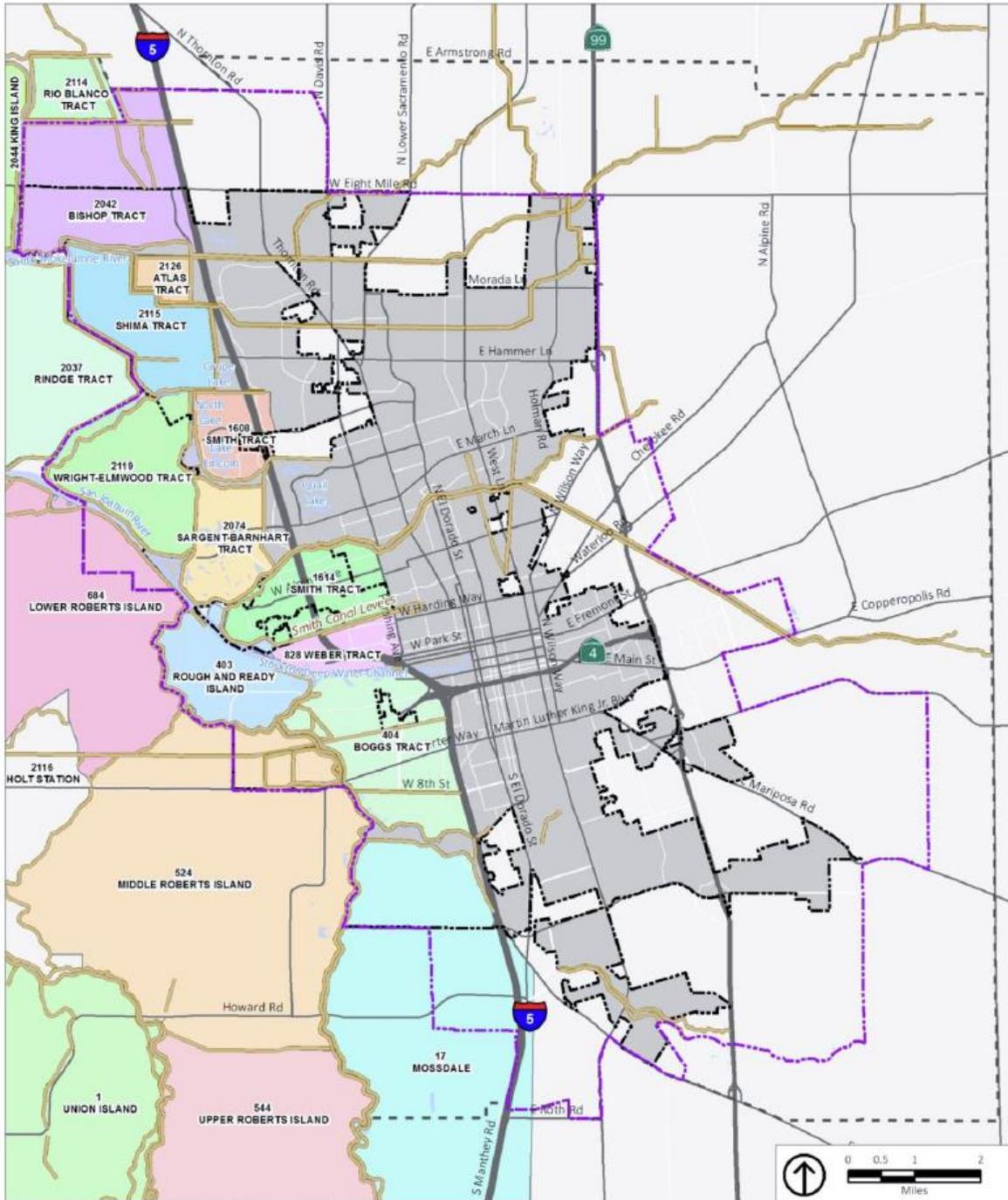


Figure 25 – Levee Flood Protection Zones

Data Source: California Department of Water Resources, Stockton 2040 General Plan.

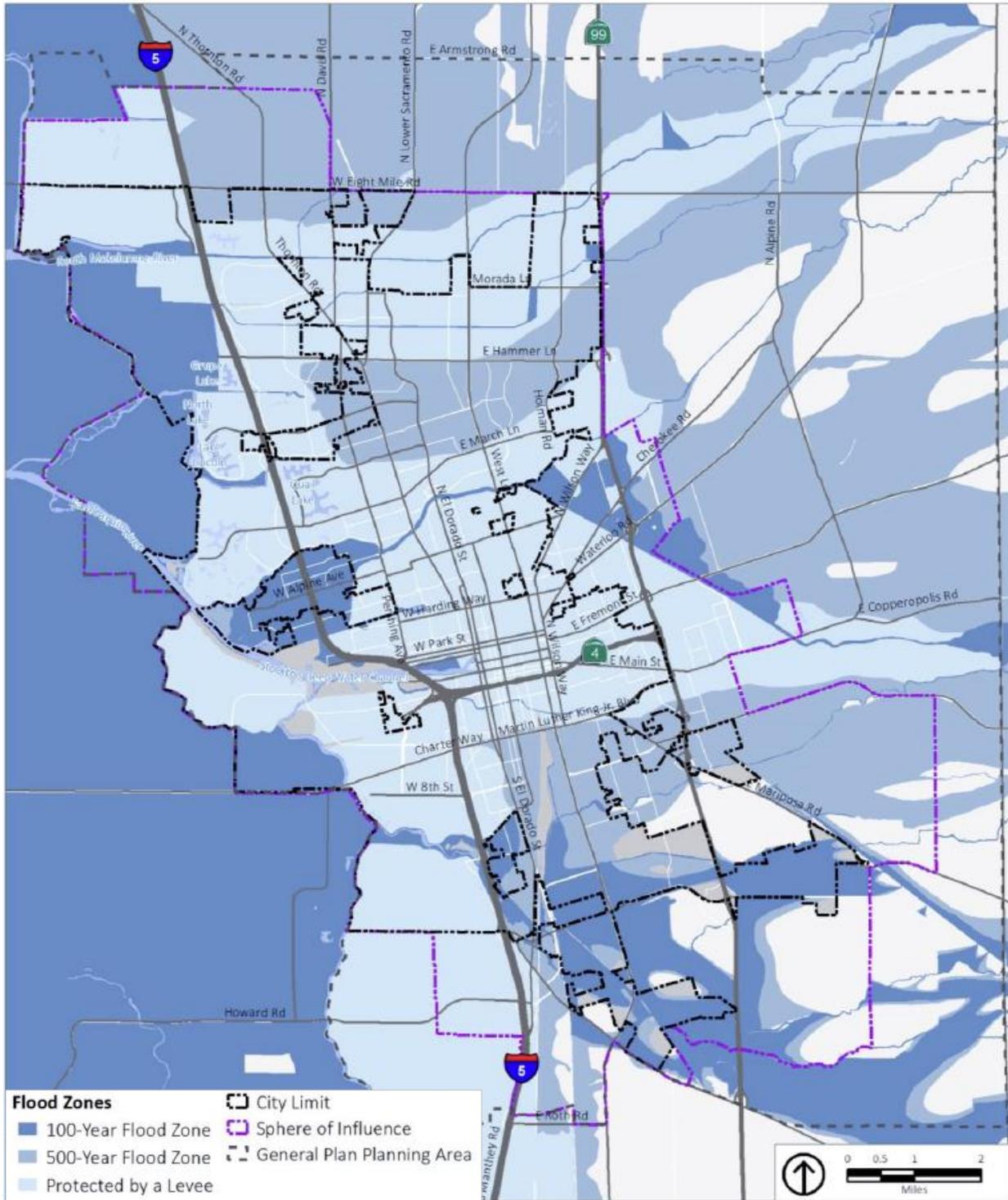


Figure 26 – FEMA Flood Zones

Data Source: Stockton 2040 General Plan.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The degree to which low- and moderate-income households are vulnerable to increased natural hazards associated with climate change is an important consideration for local communities as they prepare for long-term climate resilience and incorporate those considerations into local planning documents, such as the Consolidated Plan and the General Plan. According to the Fourth National Climate Assessment, prepared in 2018, many vulnerable populations, including lower-income and poverty-stricken households, the elderly, the homeless, and other marginalized populations as identified throughout this document, have a reduced capacity to prepare for, and cope with, the extreme weather and climate-related hazards that many anticipate will result from ongoing climate change. Recognizing that these populations are less able to adapt and absorb the impacts associated with climate change, it will be important for the community to prioritize actions that reduce and/or mitigate the impacts of climate change on the most vulnerable populations.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In conjunction with the Needs Assessment and Market Analysis sections, the Strategic Plan identifies the City's priorities and describes strategies that the City will undertake to assuage the previously identified needs and to achieve the objectives identified herein. In addition to this overview, the Strategic Plan includes the following sub-sections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead-Based Paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The geographic priorities table has been deleted as the City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a citywide basis, but provides additional outreach and recruitment in areas with high concentrations of unmet needs.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Stockton allocates resources on a citywide basis. For example, the housing rehabilitation programs and down-payment assistance programs are equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. Households with the greatest demonstrated unmet need receive higher priority for assistance. Additional preference is given to households residing in areas with disproportionately high concentrations of low- and moderate-income households, minority households, and/or households experiencing HUD-defined housing problems, such as those areas identified under subsection MA-50. Though qualifying households are also encouraged to consider housing options in areas with greater access to opportunity. Projects located in areas that correspond with other related or complementary programs and/or projects also receive additional preference or priority consideration.

For activities meeting the Slum Blight Area national objective, the City of Stockton uses the State definition of Slum/Blight which was used in the establishment of Redevelopment Project Areas. The City's current slum/blight area is composed of the former Redevelopment Project Areas, including the Waterfront, South Stockton, Midtown, and North Stockton sub-areas. The Redevelopment Project Areas met the State definition at the time they were formed. In 2002, a lot by lot survey was done for these areas. Staff has carefully reviewed the data and maps and have found that the following conditions still exist, in compliance with HUD's requirement to re-determine eligibility for slub/Blight designation every ten years. In addition, City staff conducted additional analysis in the 2019-2020 fiscal year to identify that 26.6 percent of the properties in the combined slum/blight area experienced significant code violations within the last five years, or are vacant and/or abandoned. This review indicated that the slum/blight area, comprised of the four former Redevelopment Project Areas, features unsafe/unhealthy/deteriorated buildings, vacant/abandoned properties, and significantly depreciated property values compare to other parts of the City. In addition, the Waterfront Merger area features high vacancy rates and environmental contamination.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low-Income Very Low-Income Low-Income Chronic Homelessness Individuals Families with Children Large Families Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Housing and Services for the Homeless

	Description	Provide housing and supportive services for the City’s homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap around services on-site.
	Basis for Relative Priority	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.
2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low-Income Very Low-Income Low-Income Moderate-Income Individuals Families with Children Large Families Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing
	Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.
	Basis for Relative Priority	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	Low

Population	Extremely Low-Income Very Low-Income Low-Income Moderate-Income Individuals Large Families Families with Children Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Citywide
Associated Goals	Support Economic Development
Description	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
Basis for Relative Priority	Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources.

4	Priority Need Name	Non-Housing Community Development
	Priority Level	Low
	Population	Extremely Low-Income Very Low-Income Low-Income Moderate-Income Individuals Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services
	Description	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

Basis for Relative Priority	Priority for funding to address fair housing and discrimination issues is assigned based on the level of need demonstrated in the Analysis of Impediments to Fair Housing Choice. Priority for funding to address public services and facilities needs are based on the level of need demonstrated Needs Assessment (NA-50) and Market Analysis (MA-45).
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Table 63 – Priority Needs Summary

Narrative (Optional)

Priority needs are those that will be addressed by goals outlined in the Strategic Plan (discussed in greater detail in SP-45), according to the structure presented in the regulations at 24 CFR 91.215:

- Homelessness
 - Outreach
 - Emergency shelter and transitional housing
 - Rapid re-housing
 - Transitional Housing
 - Prevention
- Affordable Housing
 - Rental Assistance
 - Production of new units
 - Acquisition of existing units
 - Rehabilitation of existing units
 - Homebuyer Assistance
- Economic Development (Non-Housing Community Development)
 - Jobs training
 - Transportation/Public Transit
- Public Service and Facilities (Non-Housing Community Development)
 - Public facilities
 - Public improvements and infrastructure
 - Public services

Priority is assigned based on the level of need demonstrated by the data collected during the preparation of the Plan, and presented in the Needs Assessment and Market Analysis (NA-05 through NA-50; and MA-05 through MA-50). Other important factors taken into consideration with regard to the assignment of priorities include information gathered through consultation and citizen participation, and the relative availability of necessary resources. Based on all of these factors, homeless resources and housing needs are considered “high” priorities, while community and economic development needs are considered “low” priority (per the table provided above). Note that a “low” priority designation does not indicate that the associated needs are unimportant. For example, improvements in the availability of affordable housing can, at least to some degree, ameliorate needs associated housing and community development.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Consultations with the HACSJ, CVLIHC, and other service providers revealed that many landlords view HCV participants as high-risk tenants, and that the Fair Market rents set by HUD are lower than the true market rental rates they could collect. This has caused a shortage of landlord willing to rent to HCV recipients. The City may consider utilizing funds to support ongoing efforts by service providers to secure and incentivize HCV acceptance. Additionally, the City may consider utilizing ESG monies for homelessness prevention and rapid-rehousing.
TBRA for Non-Homeless Special Needs	See the discussion provided above. The City may consider utilizing HOME funding for TBRA activities, as well as ESG monies for homelessness prevention and rapid rehousing. While these programs are designed in such a way as to provide assistance to low-income households of all kinds, and may or may not assist special needs households, though such households would receive priority consideration under the existing guidelines. However, the maximum allowable HOME rents are generally below the market average, which functions to discourage property owners from accepting HOME based assistance.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	Market characteristics that influence the use of HOME and CDBG funds for the development of new housing units that are affordable to extremely low-, very low-, low-, and moderate-income households include the costs relating to land, infrastructure improvements, development impact fees (e.g., school fees, transportation fees, park fees, etc.), construction requirements (e.g., seismic standards, accessibility standards, etc.), and general economic conditions, such as household incomes, market interest rates, the availability of mortgage financing, the type and volume of existing home sales (e.g., number of REOs, short sales, and foreclosures), etc. Though CDBG funds may not be used for new housing development, except under limited circumstances, such funds may be used for site acquisition, infrastructure improvements, and other activities that reduce the cost of development and improve the potential affordability of resultant housing units. HOME funds, by comparison, may be used in a variety of ways to facilitate new unit production, including site acquisition and improvement, demolition, and new unit construction, as well as the relocation of existing households. Both CDBG and HOME funds may be bundled with other financial resources to facilitate new development.
Rehabilitation	Market characteristics that influence the use of funds for the rehabilitation of existing for-sale and rental housing include the age and condition of the existing citywide housing stock, as well as the age and condition of existing public and publicly-assisted housing units. Based on the analysis conducted as part of the Needs Assessment and Market Analysis, approximately 54 percent of the housing stock was constructed prior to 1980 and may contain lead-based paint hazards. An estimated 49 percent of households are also estimated to occupy sub-standard housing units. Due to the high cost of housing rehabilitation, particularly for older housing units, rehabilitation assistance for lower-income homeowners represents a relatively effective method for both maintaining affordability and improving housing quality. If appropriately coordinated with applicable law enforcement programs, rehabilitation assistance, may also prove a valuable tool in the City’s broader anti-crime/anti-violence strategy. Also, with the Sierra Vista and potential Conway Homes redevelopment project underway, the City could use funds to support complementary projects, such as the use of CDBG funds to provide off-site improvements that would facilitate the successful redevelopment and/or rehabilitation of existing units. This would not only facilitate the work underway by the HACSJ, but could also facilitate other private and non-profit affordable housing developers, like STAND Affordable Housing, among others.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Due to the high costs of development, the City often works in partnership with developers to create, maintain, and preserve affordable housing for extremely low-, very low-, low-, and moderate-income households. While acquisition and rehabilitation can be an effective strategy for the preservation of affordable housing, recognizing the high cost of new development, the program is still constrained based on the current market price for housing units in Stockton. Also, in some cases, property owners are known to inflate the price of a given unit if it is publicly known that the City is a prospective buyer. While there are ample opportunities to purchase lower cost housing units in lower-income neighborhoods, there are limited opportunities to purchase and rehabilitate housing units in higher opportunity areas and doing so implies a greater cost.

Table 64 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year planning period, the City expects to receive approximately \$3.4 million in annual CDBG funding, based on the allocation received in the FY 20/21. This would equal a five-year total of \$17.1 million. The City also anticipates receiving an annual allocation of approximately \$1.6 million in HOME funding for housing activities, and administrative costs, which would equal a five-year total of \$8.0 million. The City also expects to receive an estimated \$293,000 in annual ESG funding, which would equal a five-year total of \$1.5 million. Table 65, below, provides a breakdown of these anticipated resources, which are based on FY 20/21 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Housing rehabilitation, public services, economic development, Section 108 loan repayment	\$3,428,350	\$1,732,391	\$800,000	\$5,960,741	\$13,713,400	Expected amount available to City based on 20/21 allocation
HOME	Public-Federal	Affordable housing – ownership and rental	\$1,594,173	\$200,000	\$0	\$1,794,173	\$6,376,692	Expected amount available to City based on 20/21 allocation
ESG	Public-Federal	Assistance to emergency shelters, homeless prevention	\$292,582	\$0	\$0	\$292,582	\$1,170,328	Expected amount available to City based on 20/21 allocation

Table 65 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The use of HOME and ESG funds often requires matching funds from local and state sources. While investments from State or local governments and the private sector can qualify as matching contributions, Federal funds generally do not qualify. The following is a brief summary of additional funding sources used to leverage federal funds, satisfy federal match requirements, compliment to other federal resources.

Leveraging Funds

Federal funds facilitate the acquisition of other funding sources. In the absence of CDBG and HOME funding, many private financing sources are unavailable to private and non-profit affordable housing developers.

Matching Funds

HOME and ESG programs require the use of matching funds. Although the HOME program guidelines require a 25 percent match, for the past twelve years HUD has waived the HOME match requirement for the City of Stockton, as it has for FY 18/19 and FY 19/20. Despite this, the FY 18/19 CAPER identifies an excess HOME match of more than \$95 million.

Private Resources

Affordable Housing Program (AHP) is a semi-annual competitive grant program offered by financial institutions associated with the twelve local FHL Banks.

Private Mortgages provided by private lenders have financed many of the larger multifamily housing projects, as well as some CDBG projects undertaken within the City.

Private Industry companies and groups have established funds that can be leveraged to facilitate affordable and workforce housing development.

State Resources

California offers numerous funding programs, listed below, which could be used as matching funds for HOME and ESG funds. More information about these programs is available through the California Department of Housing and Community Development:

- Low Income Housing Tax Credit (LIHTC)
- Affordable Housing and Sustainable Communities (AHSC)
- Tax Exempt Bonds
- CalHome
- Homeless Emergency Aid Program (HEAP)

- Local Housing Trust Fund Program (LHTF)
- Golden State Acquisition Fund (GSAF)
- Housing for Health California (HHC)
- Infill Infrastructure Grant Program (IIG)
- Joe Serna, Jr., Farmworker Housing Grant Program (FWHG)
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)
- Supportive Housing Multifamily Housing Program (SHMHP)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Predevelopment Loan Program (PDLP)
- Section 811 Project Rental Assistance
- Transit Oriented Development Housing Program (TOD)
- Veterans Housing and Homeless Prevention Program (VHHP)
- Permanent Local Housing Allocation (PLHA)
- Mixed-Income Program
- California Emergency Solutions Housing (CESH)
- SB 2 Planning Grants Program

Federal Resources

McKinney-Vento Homeless Assistance Act established the CoC as the lead agency in the application for S+P and SHP funds.

Housing Choice Voucher Program (HCV) administered by the HACSJ provides low-income households the ability to select affordable privately-owned rental housing through the use of vouchers which close the gap between market rate rents and the maximum amount deemed affordable, based on the household's size and income level.

National Housing Trust Fund offers deferred payment or forgivable loans to assist in the construction of permanent housing for extremely low-income households. For 2019 HCD is using NHTF dollars to fund the Housing for Healthy California program.

Opportunity Zones allow investors to defer capital gains taxes in exchange for investments made in Qualified Opportunity Funds (QOFs). It is currently unclear exactly how much investment can be secured through partnership with a QOF.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Stockton is actively coordinating with the California Department of General Services (DGS) to develop affordable housing on a State-owned site located at 601 East Miner Avenue in Downtown Stockton near the Cabral Amtrak Station. DGS released an RFP to the development community with the goal of facilitating development of 136 new multifamily dwelling units. Developer respondents are encouraged to try and achieve the greatest degree of affordability possible. According to Executive Order N-06-19, development at the site is required to begin within two years following execution of a development agreement with the preferred developer which is expected in early 2020.

Discussion

Not applicable

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Stockton	Government	Economic Development Homelessness Special Needs Ownership/Rental Public Facilities/service	Jurisdiction
Housing Authority of the County of San Joaquin	Government	Public Housing Rental Assistance	Region
San Joaquin County	Government	Homelessness Non-Homeless Special Needs Public Services	Region
San Joaquin Fair Housing Association	Non-Profit	Fair Housing Mediation	Region
Central Valley Low Income Housing Corporation	Continuum of Care	Homelessness Home Ownership Rental Assistance	Region
St. Mary's Interfaith Dining Room	Non-Profit	Homelessness Public Services	Jurisdiction
Women's Center/Youth and Family Services	Non-Profit	Homelessness Public Services	Region
New Directions	Non-Profit	Homelessness Public Services	Jurisdiction
Dignity's Alcove	Non-Profit	Veterans Homelessness Public Services Non-Homeless Special Needs	Region
STAND Affordable Housing	Non-Profit	Home Ownership Rental Assistance	Jurisdiction
Visionary Home Builders	Non-Profit	Ownership/Rental	Region
Service First	Non-Profit	Public Services Ownership/Rental	Region
Emergency Food Bank	Non-Profit	Public Services	Region
Second Harvest Food Bank	Non-Profit	Public Services	Region

Table 66 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The above table identifies the lead agencies and organizations that are influential in the administration and implementation of CDBG, HOME, and ESG funded activities. The list was compiled based on previously established partnerships. Note that this is not intended as a comprehensive list, given that some organizations may, or may not, be selected to participate in funded activities during the planning period. Similarly, the City reserves the right to establish partnerships with new agencies and organizations, on an as-needed basis, in order to achieve the objectives laid out in this plan.

The City of Stockton Economic Development Department is responsible for implementation of the Consolidated Plan and oversight of funded activities. The department consists of several divisions which work together to administer CDBG, HOME, and ESG programs. The Housing Division takes primary responsibility for leadership and coordination with the other divisions of the Economic Development Department. These staff also collaborate with staff from other departments, as well as an extensive network of other governmental and non-profit agencies for strategic planning and implementation. Coordination and consultation is ongoing and, where appropriate, conducted on an as-needed basis.

Based on consultations with service providers and other stakeholders, one of the strengths of the Institutional Delivery System in Stockton and San Joaquin County is the variety of agencies and organizations that already provide the services necessary to meet the needs identified in the Needs Assessment. However, greater coordination among these agencies and organization is necessary in order to better leverage funding and cross collaboration opportunities to maximize outcomes.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 67 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While many service providers limit their scope of services within certain categories, the current assortment of service providers offer a fairly comprehensive suite of programs, ranging from homeless prevention, to outreach, and supportive services. Aside from those with specific missions, most provide mainstream services, such as healthcare, mental health care, food assistance, counseling, and job training, not just to low-income populations, but in many cases, to homeless persons and families, including special needs groups such as persons with disabilities, the elderly, etc.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The primary strength of the existing service delivery system is the quality and dedication of the service providers. All strive to provide the highest quality services possible and often go to great lengths to fill any gaps in service that may be identified using what limited resources they may possess. The most significant gap, or deficiency, in the existing service delivery system is a lack of sufficient resources to provide with at the scope and quality that is necessary to fully address existing needs. There is also an existing need for improved coordination and collaboration between service providers and agencies.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

While all service providers are functioning with limited resources, this strategy aims to support crucial programs, while expanding support where possible. Additional resources may also be made available through gains in service efficiency attained through significantly enhanced coordination and

collaboration among service providers, and by eliminating the duplication of services. In this way, the City can ensure a guaranteed minimum level of service, while providing additional resources for limited expansion, both in terms of the breadth and scope of services, where possible.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Please refer to the goal summary table provided on the following page.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Services for the Homeless	2020	2025	Affordable Housing; Homelessness; Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	CDBG: \$6,673,100 ESG: \$1,462,910	Public service activities Other Than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Homeless person overnight shelter: 15,000 persons Homelessness prevention and Rehousing: 500 Persons Public Facility/Infrastructure: 330 Persons
2	Affordable Housing	2020	2025	Affordable Housing; Homelessness; Non-Homeless Special Needs	Citywide	Affordable Housing Homelessness	CDBG: \$6,673,100 HOME: \$8,170,865	New Multifamily Rental Units Constructed: 450 units Multifamily Rental Units Rehabilitated: 210 units Multifamily acquisition: 20 Units Down Payment Assistance to Homebuyers: 15 homebuyers Homeowner Housing Rehabilitated: 20 units
3	Support Economic Development	2020	2025	Non-Housing Community Development; Non-Homeless Special Needs	Citywide	Non-Housing Community Development	CDBG: \$3,106,443	Façade treatment/business-building rehabilitation: 15 businesses Micro Business Loans: 25 jobs Business Assistance: 60 Businesses
4	Public Services	2020	2025	Non-Housing Community Development; Non-Homeless Special Needs	Citywide	Non-Housing Community Development	CDBG: \$3,221,497	Persons Served: 75,000 persons

Table 68 – Goals Summary

Goal Descriptions

1	Goal Name	Housing and Services for the Homeless
	Goal Description	Provide housing and supportive services for the City’s homeless populations, including emergency, transitional, and permanent supportive shelter, as well as rapid rehousing and homelessness prevention. Increase and maintain transitional housing opportunities with supportive services to improve outcomes and stability and promote successful transitions into permanent housing. Expand the housing first model to provide permanent housing units with intense wrap-around services on-site.
2	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing units targeting households at extremely low- and very low-income levels. Provide homeownership opportunities for low-income first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation funding and other needed assistance.
3	Goal Name	Support Economic Development
	Goal Description	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
4	Goal Name	Public Services
	Goal Description	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Stockton does not directly provide affordable housing, but partners with other public and private affordable housing service providers, most notably the Housing Authority of the County of San Joaquin. Nonetheless, the City anticipates leveraging HUD entitlement dollars to facilitate the provision of overnight shelter for 15,000 extremely low- and low-income persons, and homelessness prevention and rehousing services for 500 extremely low- and low-income persons. The City also anticipates facilitating construction of 450 new deed restricted rental housing units and rehabilitation of 210 deed restricted rental housing units for extremely low- and low-income households. The City is planning the acquisition and deed restriction and/or preservation of 20 extremely low- and low-income housing units. The City also anticipates providing 15 first-time homebuyer assistance loans and 20 homeowner rehabilitation loans for low- and moderate-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The HACSJ is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The HACSJ issues a quarterly resident newsletter to help keep tenants informed regarding housing authority business and to provide information that may be useful, such as how and where to access services and participate in housing authority management activities. The newsletter also functions as one method for advertising the Housing Authority meeting schedule and upcoming event. The HACSJ also recruits public housing residents for service on a Resident Advisory Board (RAB), which assists staff in the development of the Annual Public Housing Plan and Five-Year Plan. These plans include the review and approval of Housing Authority policies and operational budgets, and function as the basis upon which the authority prioritizes public housing capital projects. The HACSJ continues to conduct public outreach efforts to Public Housing residents to promote community involvement, including participation in community meetings, residents' fairs, and other community events such as national night out and the Stockton Summer Unified (SSU) Summer Reading Program and Summer Breakfast/Lunch Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

The HACSJ was last assessed for performance by HUD on January 13, 2014 at which time it received an assessment score of 94, indicating that it qualifies as a "high performer" agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

California housing law requires that each jurisdiction include an analysis of governmental constraints to affordable housing development as a required component of the adopted General Plan Housing Element. The remainder of this section presents a summary of the major findings identified under the Potential Housing Constraints Section of the City of Stockton's 2015-2023 Housing Element, as well as the identified action to be taken to overcome these constraints. It should be noted that the Housing Element Analysis refers to barriers to affordable housing development based on the 2035 Stockton General Plan, which was superseded by the adoption of the Envision Stockton 2040 General Plan in December of 2018. To the degree practicable, the analysis includes a discussion of potential barriers to affordable housing development that could result from the Envision Stockton 2040 General Plan, as well as ways in which the 2040 General Plan may overcome barriers identified in the 2035 General Plan.

The Housing Element of the City of Stockton General Plan, adopted in 2016, provides an analysis of the policy barriers to affordable housing development. An analysis of the permitted development standards identified that the Municipal Code facilitated the production of a variety of housing types in non-residential and mixed-use zones, and permitted densities up to 87 units per acre in the Downtown. The 2040 General Plan allows for even higher densities in the Downtown, ranging from a maximum of 90 to 136 dwelling units per net acre. The Housing Element indicates the 2035 General Plan facilitated flexible development standards for infill housing projects in order to encourage the development of underutilized properties. The 2040 General Plan specifically focuses on policies which would facilitate the development 18,400 new housing units within the City's existing city limits. As such, the City is likely to see more infill development, particularly affordable housing, than in the past.

The Housing Element determined that the City's overall parking standards did not constitute a constraint, though the 2040 General Plan Policy Action LU-1.1B specifically calls for an evaluation of the City's parking policies and amendment of the Development Code to provide more flexibility as to facilitate mixed-use redevelopment. The City updated the Affordable Housing Density Bonus policy to be consistent with the State Law. However, some affordable housing developers indicate they struggle, despite adoption of the 2040 General Plan, to receive approval of modified development standards in areas outside the downtown.

The existing Code permits second dwelling units in all residential zones, with administrative approval, consistent with State regulations regarding second dwelling units. Additionally, the development code is consistent with State law regarding emergency shelters, in that emergency shelters are allowed by right, without discretionary review, in the PF, IL, and IG zones.

The Housing Element indicates that processing and permitting do not constitute a development constraint. It is unclear how the 2040 General Plan's directive to conduct a study to explore the feasibility of inclusionary housing requirements, in-lieu fees, density bonus', modified fee structures, and/or tax incentives to promote the inclusion of a meaningful percentage of affordable units within market rate housing projects will impact the overall cost to construct housing in the City. Increasing or

modifying these requirements could result in additional funding for affordable housing or the construction of new housing units as part of market rate developments, thereby increasing the City's overall affordable housing stock. On the other hand, requirements that are overly onerous could result in fewer new homes being built. The forthcoming feasibility analysis should provide additional clarity.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following actions will be taken throughout the course of the planning period to remove and prevent barriers to affordable housing:

- Continue to take actions to streamline the approval and review processes for affordable and infill housing projects, working to provide timely and accurate information to developers;
- Conduct trainings to ensure efficient and consistent application of existing provisions providing flexible development standards for affordable and infill housing projects;
- Strive to ensure that application and development fees do not unnecessarily constrain the production of affordable housing, including small infill and single-family ownership housing projects as well as larger multifamily housing developments;

Additional items identified through the Analysis of Impediments to Fair Housing Choice include:

- Maintain and improve access to information regarding housing programs, services, and resources, as well as fair housing laws and consumer information on housing choice;
- Continue to educate staff members who administer and oversee housing programs and code enforcement activities regarding fair housing requirements and issues;
- Continue to support San Joaquin Fair Housing (SJFH), and other related housing service agencies, to maintain and expand access to services, including fair housing moderation, credit counseling, homebuyer counseling, and education on tenants' rights and responsibilities;
- Continue to support San Joaquin Fair Housing (SJFH), and other related housing service agencies, to provide workshops and information sessions for residents, property owners, and property managers on fair housing laws, rights, and requirements, being sure to provide phone numbers and referral information, as appropriate;
- Continue to comply with applicable antidiscrimination requirements, including all applicable federal regulations associated with the use of CPD grant funds under the CDBG, HOME, and ESG programs.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As noted previously, the San Joaquin County Community Development Department is the lead agency for the San Joaquin County CoC, which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. The CoC recently conducted the 2019 PITC which utilized methods of outreach that were considerably improved over prior years. As a result, the PIT identified a notably larger population of unsheltered homeless, compared to prior years. With a significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of need, including analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans status, disability status, etc.). These data can subsequently be used to better assess the needs of unsheltered homeless and can be used to direct changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest-to-reach service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one education regarding available services.

The following represents a list of actions to be taken during the five-year planning period designed to improve outreach to homeless persons, especially unsheltered persons, as well as those who are at-risk of homelessness. Note that these actions are not only designed to promote outreach that both identifies and quantifies needs, but also offer opportunities to inform the homeless regarding available resources.

- Implement a coordinated assessment system for unsheltered homeless, as well as those entering and existing the homeless service system, including those accessing services for persons at-risk of homelessness;
- Require service providers utilizing ESG funds, as a condition of funding, to participate in reporting activities associated with the Continuum of Care's Homeless Management Information System (HMIS) and coordinated assessment system;
- Improve the accessibility of existing services through improved street outreach to homeless persons, with an emphasis on outreach to unsheltered persons;
- Engage in outreach to lower-income households at-risk of homelessness, as well as those being discharged from institutional settings, to inform them of available resources.

Addressing the emergency and transitional housing needs of homeless persons

Short-term strategies include, but should not be limited to, the following:

- Continue to provide material, financial, and technical assistance to maintain, preserve, and expand existing shelter programs;
- Provide assistance for near-term rehabilitation and improvement of existing shelter facilities;

- Continue to provide support to emergency and transitional housing providers for the coordination and provision of complementary supportive services;
- Maintain and improve coordination between emergency, transitional, and permanent supportive housing to ensure a smooth and supported transition for persons and families striving to exist homelessness;
- Maintain the existing inventory of housing for homeless persons and, where necessary, provide resources to ensure consistent or improved capacity;
- Improve coordination with local healthcare providers, law enforcement agencies, etc. to refine and improve discharge policies to ensure that persons are not discharged into homelessness.

Long-term strategies include, but should not be limited to, the following:

- Support the acquisition, rehabilitation, or construction of emergency shelter facilities, providing priority to projects that substantively expand or improve the inventory;
- Support the acquisition, rehabilitation, or construction of transitional and permanent supportive housing, providing priority to projects that substantively expand or improve the inventory;
- Implement a mechanism to promote the availability of permanent, and permanent supportive, housing for homeless persons and persons at-risk of homelessness, including, but not limited, to providing assistance for rental deposits, utility deposits, and referral services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The ESG and CoC interim regulations encourage providing homeless persons and households with housing as quickly as is practicable, and only availing supportive services that are of greatest need to support stable housing, while other needs are addressed through existing mainstream resources available within the community. This recognizes that while there are multiple models for housing and supportive service provision for the homeless, the housing first model, as well as rapid rehousing and preventative services, have emerged as important implementation strategies, among other industry best practices. Below are actions intended to facilitate the rapid transition of homeless persons from an unsheltered or sheltered condition, toward permanent and independent living.

- Maintain and expand support to existing programs with proven track records of encouraging the transition from emergency or transitional shelters to permanent and supportive housing;
- Provide resources for expanded case management services, including lengthening the amount of time that persons may receive case management, as a method for improving eligibility for rental housing and applicable supportive services;

- Coordinate rapid re-housing needs assessment with coordinated intake strategy and case management strategy;
- Encourage the establishment of new permanent, and permanent supportive, housing for homeless individuals and households with children.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As noted in the Market Analysis, the availability of HPRP funds greatly expanded the availability of resources for homelessness prevention. While the City continues the programs established under HPRP, the lack of resources severely limits the efficacy of the program and the number of households assisted. The following include several actions intended to preserve and expand the existing programs and ensure the future availability of homeless prevention services and assistance.

- Identify and secure alternative funding sources for programs previously funded through HPRP;
- Coordinate with existing housing and assistance programs to provide priority, and a streamlined or expedited applications process, for persons at imminent risk of becoming homeless;
- Provide coordinated diversion and referral services to persons at-risk of homelessness;
- Coordinate diversion services with rapid rehousing efforts to shorten the length of stay.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Under the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, the State of California requires that residential construction and renovation activities involving lead, such as those that would cause the disturbance of lead-based paint (LBP), be performed in such a manner as to eliminate the existing lead hazard, and avoid the creation of a new lead poisoning hazard, particularly for children and other occupants, but also for the individuals conducting the work. The City of Stockton and the HACSJ comply with all federal requirements related to the prevention of lead-based paint poisoning as provided under Title X, as well as additional the guidelines that took effect in September 2000 under Sections 1012 and 1013, which appear under 24 CFR 35.

The HACSJ pursues an active program designed to identify, evaluate, and abate LBP hazards in public housing units and units involved in the HCV program. At the time a household is certified for participation in the HCV program, they are issued a “Notice to Housing Choice Voucher Participants – The Danger of Lead Poisoning” form which must be signed by a responsible member of the household. Once the participating household selects their desired housing unit, it is inspected by a Housing Authority representative. If the unit was built prior to 1978 and contains peeling or chipped paint the property owner is immediately notified. If the participating household contains a child, or children, under the age of six, the unit is immediately rejected from participation. If the owner desires to participate, they must remediate the hazard, in accordance with HUD standards. If the household does not contain children under the age of six, the HACSJ requests remediation, though this often depends on the overall condition of the unit and the severity of the hazard.

The City implements actions similar to those utilized by the Housing Authority. The Housing Division provides each program participant with an EPA-approved information pamphlet regarding the identification and management of potential LBP hazards. Staff conducts inspections and lead hazard evaluations for all units being considered for participation in any of the City’s housing programs. The City uses only certified professionals for inspection, risk assessment, and other related activities. If a potential LBP hazard is identified based on the age of the unit and a visual inspection, appropriate testing is performed by a certified paint inspector, and risk assessments are conducted by risk assessor certified under applicable state programs, or by the EPA. In those cases where an LBP hazard is identified, the City notifies the San Joaquin Public Health Services, Environmental Health Division (EHD), which manages the Childhood Lead Poisoning Prevention (CLPP) Program.

In those cases where a child has elevated blood lead levels above the state standards, the child is referred to the EHD by the Public Health Nurse in charge of the CLPP. A home inspection is conducted using x-ray florescent (XRF) instruments. If hazards are detected, then instructions are given to the family on methods for reducing exposure. If the family resides in public housing, is a HCV participant, or a participant in one of the City’s housing programs, assistance is provided to identify alternative housing options. After appropriate lead hazard control work has been completed, in accordance with HUD

guidelines for the Evaluation and Control of Lead-Based Paint Hazards, as well as Title 17 of the California Code of Regulations, the EHD conducts a final lead clearance inspection using the XRF instrument.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City will continue to take action, as necessary, to reduce LBP hazards in accordance with HUD regulations. Housing units with LBP hazards, as identified, will have appropriate actions taken to remove, or otherwise abate, the hazard to legally permissible levels. Due to difficulties, and the potential lack of cost effectiveness, associated with the prospect of developing a comprehensive inventory of lead hazards, the City has chosen to pursue an approach through which actions are taken to actively seek out and identify potential hazards, with abatement taking place as promptly and thoroughly as possible, in compliance with all applicable legislation and guidance.

How are the actions listed above integrated into housing policies and procedures?

The actions described above have been incorporated into the applicable policies, procedures, and guidelines that govern implementation of the City's housing programs, as well as the code enforcement activities undertaken by the Neighborhood Services Division of the Stockton Police Department, and the inspection criteria and response procedures of the Residential Inspection Program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City is actively involved in programs to reduce poverty through increased economic development and supportive service programs. As mentioned previously, one way to reduce poverty is to attract new industries and employers which can offer valuable employment opportunities. Priority, or preference, is given to those opportunities that will result in new employment opportunities offering wages that are above the minimum established by the State of California. The City has given economic development and neighborhood revitalization a lower priority status compared to the provision of affordable housing and housing for the homeless, but will still dedicate resources, as appropriate, to activities being undertaken through the implementation of the Stockton Capital Improvement Plan, the Economic Development Strategic Plan and the San Joaquin County Comprehensive Economic Development Strategy. By supporting these initiatives, the City can 1) address existing needs for public facilities and services that serve businesses and the general public, including the remediation of existing deferred maintenance, 2) provide resources and coordination for workforce training initiatives that are both targeted toward lower-income households and geared toward meeting the needs of projected growth industries, and 3) support efforts and improvements to facilitate business recruitment and growth in strategic industries.

The City is also committed to working with lower-income residents to meet their basic needs while achieving the life skills necessary to acquire and successfully retain employment, which aids in the transition out of poverty. Although not a comprehensive list, the City is committed to supporting and actively collaborating with a wide variety of antipoverty organizations and agencies to ensure the availability of adequate food, shelter, medical care, child care, skills training, and job placement resources for lower-income residents. These may include, but may not be limited to, the Stockton Shelter for the Homeless, St. Mary's Interfaith Dining Room, Ready to Work, Emergency Food Bank, Second Harvest Food Bank, San Joaquin County Office of Education, Delta College, San Joaquin WorkNet, Housing Authority of the County of San Joaquin, and the San Joaquin County Human Services Agency, among a wide variety of other agencies and organizations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

By continuing to fund the acquisition, rehabilitation, and development of housing affordable to lower-income households, as well as the coordination of rental housing assistance provided by the HACSJ, the City of Stockton is taking considerable steps to ensure the availability of housing that is affordable to persons living at, or near, the federal poverty level. By implementing housing programs to impact the availability and affordability of housing, the City can impact the relative welfare of low-income households by reducing the prevalence of housing overpayment (i.e., excessive housing costs burdens) and improve the availability of income necessary to meet other every day needs. Note, also, that housing represents one of the most significant components of the average household budget over which local government policies have direct influence, making housing a strategic point of intervention. Due to

nature of the existing need for both housing assistance and antipoverty programs, many of the households targeted by the poverty reduction strategies and programs, described above, are the same households targeted by the City's housing programs and homelessness strategy. For this reason, the City can provide coordinated or synchronized outreach for all of the housing, homelessness, and antipoverty programs, since these programs serve comparable and/or similar populations.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City utilizes a three-tiered compliance monitoring approach to ensure conformity with all applicable regulations and guidelines concerning the receipt and use of Federal funds. These include periodic formal site visits, ongoing communication (e.g., telephone calls and email communication) between City staff and sub-recipients or grantees throughout project implementation, and the submittal and review performance reports and organizational audits submitted prior to, and following, the allocation of funds. The City maintains a regular schedule for site visit-based monitoring, which includes all sub-recipients and organizations receiving allocations of CPD-based funds.

For affordable housing projects, prospective tenants are screened, and their income verified, at or around the time they submit their formal program application, as well as annually thereafter for the term of the affordability period. The affordability period for rental products is dependent on the amount of, and sources of, funds invested, and whether or not the project was acquired, rehabilitated, or newly constructed. Income determinations are based on the household income limits and definitions provided by HUD for HCVs, and other applicable programs.

Rental housing projects are monitored to ensure compliance with all applicable housing quality standards, including those adopted for the HCV program. Prior to the inclusion of any rental unit in the HCV program, it must be inspected for quality and is then inspected on an annual, or bi-annual, basis for the term of the affordability period. Projects containing more than 25 rental units are inspected annually, while projects containing between five and 25 units are inspected every two years. Projects with fewer than five rental housing units are inspected every three years.

The City takes a proactive approach to outreach and technical assistance, with the intent of facilitating rapid and high-quality implementation. In those cases where participating non-profits and partner organizations lack the training or capacity to successfully plan the logistics associated with proposed projects, the City will provide ongoing technical assistance from the point of application to ensure that plans are fully developed and that the organization can demonstrate that the additional funds necessary to complete the project have been secured and can be competently managed. This typically involves the provision of assistance on plan design, project scheduling, and facilitated interactions with applicable City or County planning departments and other outside agencies, as appropriate.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the five-year planning period, the City expects to receive approximately \$3.4 million in annual CDBG funding, based on the allocation received in the FY 20/21. This would equal a five-year total of \$17.1 million. The City also anticipates receiving an annual allocation of approximately \$1.6 million in HOME funding for housing activities, and administrative costs, which would equal a five-year total of \$8.0 million. The City also expects to receive an estimated \$293,000 in annual ESG funding, which would equal a five-year total of \$1.5 million. The below table provides a breakdown of these anticipated resources, which are based on FY 20/21 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,428,350	1,732,391	800,000	5,960,741	13,713,400	The expected amount available to City based on 20/21 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,594,173	200,000	0	1,794,173	6,376,692	The expected amount available to City based on 20/21 allocation.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	292,582	0	0	292,582	1,170,328	The expected amount available to City based on 20/21 allocation.

Table 69 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The use of HOME and ESG funds often requires matching funds from local and state sources. While

investments from State or local governments and the private sector can qualify as matching contributions, Federal funds generally do not qualify. The following is a brief summary of additional funding sources used to leverage federal funds, satisfy federal match requirements, compliment to other federal resources.

Leveraging Funds

Federal funds facilitate the acquisition of other funding sources. In the absence of CDBG and HOME funding, many private financing sources are unavailable to private and non-profit affordable housing developers.

Matching Funds

HOME and ESG programs require the use of matching funds. Although the HOME program guidelines require a 25 percent match, for the past twelve years HUD has waived the HOME match requirement for the City of Stockton, as it has for FY 18/19 and FY 19/20. Despite this, the FY 18/19 CAPER identifies an excess HOME match of more than \$95 million.

Private Resources

Affordable Housing Program (AHP) is a semi-annual competitive grant program offered by financial institutions associated with the twelve local FHL Banks.

Private Mortgages provided by private lenders have financed many of the larger multifamily housing projects, as well as some CDBG projects undertaken within the City.

Private Industry companies and groups have established funds that can be leveraged to facilitate affordable and workforce housing development.

State Resources

California offers numerous funding programs, listed below, which could be used as matching funds for HOME and ESG funds. More information about these programs is available through the California Department of Housing and Community Development:

- Low Income Housing Tax Credit (LIHTC)
- Affordable Housing and Sustainable Communities (AHSC)
- Tax-Exempt Bonds
- CalHome
- Homeless Emergency Aid Program (HEAP)
- Local Housing Trust Fund Program (LHTF)
- Golden State Acquisition Fund (GSAF)

- Housing for Health California (HHC)
- Infill Infrastructure Grant Program (IIG)
- Joe Serna, Jr., Farmworker Housing Grant Program (FWHG)
- Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)
- Supportive Housing Multifamily Housing Program (SHMHP)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Predevelopment Loan Program (PDLP)
- Section 811 Project Rental Assistance
- Transit-Oriented Development Housing Program (TOD)
- Veterans Housing and Homeless Prevention Program (VHHP)
- Permanent Local Housing Allocation (PLHA)
- Mixed-Income Program
- California Emergency Solutions Housing (CESH)
- SB 2 Planning Grants Program

Federal Resources

McKinney-Vento Homeless Assistance Act established the CoC as the lead agency in the application for S+P and SHP funds.

Housing Choice Voucher Program (HCV) administered by the HACSI provides low-income households the ability to select affordable privately-owned rental housing through the use of vouchers which close the gap between market-rate rents and the maximum amount deemed affordable, based on the household's size and income level.

National Housing Trust Fund offers deferred payment or forgivable loans to assist in the construction of permanent housing for extremely low-income households. For 2019 HCD is using NHTF dollars to fund the Housing for Healthy California program.

Opportunity Zones allow investors to defer capital gains taxes in exchange for investments made in Qualified Opportunity Funds (QOFs). It is currently unclear exactly how much investment can be secured through a partnership with a QOF.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Stockton is actively coordinating with the California Department of General Services (DGS) to develop affordable housing on a State-owned site located at 601 East Miner Avenue in Downtown Stockton near the Cabral Amtrak Station. DGS released an RFP to the development community with the goal of facilitating development of 136 new multifamily dwelling units. Developer respondents are encouraged to try and achieve the greatest degree of affordability possible. According to Executive Order N-06-19, development at the site is required to begin within two years following execution of a development agreement with the preferred developer which is expected in early 2020.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing and Services for the Homeless	2020	2025	Affordable Housing Public Housing Homeless	City-wide	Homelessness Affordable Housing	CDBG: \$306,170 ESG: \$282,582	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 330 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1760 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 48 Households Assisted Homeless Person Overnight Shelter: 3989 Persons Assisted Homelessness Prevention: 192 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Affordable Housing	2020	2025	Affordable Housing Public Housing Homeless	City-wide	Homelessness Affordable Housing	CDBG: \$1,097,255 HOME: \$1,514,756	Rental units constructed: 13 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Support Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City-wide Former Redevelopment Project Areas	Non-Housing Community Development 1	CDBG: \$1,035,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 5 Jobs Businesses assisted: 9 Businesses Assisted Other: 2 Other
4	Public Services	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	City-wide	Non-Housing Community Development 2	CDBG: \$338,830	Public service activities other than Low/Moderate Income Housing Benefit: 25598 Persons Assisted

Table 70 – Goals Summary

Goal Descriptions

1	Goal Name	Housing and Services for the Homeless
	Goal Description	Provide housing and services for the City’s homeless population, including homelessness prevention. Increase and maintain transitional housing opportunities. Expand housing first model to provide permanent housing units with intense wrap around services on-site.
2	Goal Name	Affordable Housing
	Goal Description	Preserve, improve, and expand the supply of decent affordable housing for lower-income households. Increase the supply of affordable multifamily housing. Provide homeownership opportunities for first-time buyers. Assist existing low-income owner-occupied households keep their homes safe and well maintained by providing rehabilitation assistance.
3	Goal Name	Support Economic Development
	Goal Description	Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality, especially those that provide economic opportunities for low- and moderate-income persons. Prioritize and expand job readiness programs targeting low-income youth, disabled persons, and homeless persons.
4	Goal Name	Public Services
	Goal Description	Ensure the provision of high-quality public services to support ongoing community development, including the provision of funding for fair housing services, among other activities. Actively and faithfully promote fair housing and investigate housing discrimination. Prioritize the maintenance and improvement of municipal services, facilities, and infrastructure.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects and programs that the City funded with CDBG, HOME, and ESG funds during the previous five fiscal years have contributed toward substantial improvements in the lives and neighborhoods of Stockton’s low-income residents and provided safe, decent housing for many who would not otherwise be able to afford it. The programs and activities funded in the FY 2020-21 Action Plan will build on these prior successes and continue to meet the objectives of the 2020-2025 Consolidated Plan.

Projects

#	Project Name
1	CDBG Administration
2	CDBG Housing Program Operation
3	CDBG Housing Program
4	Debt Service - Section 108 Loan Repayment
5	Emergency Repair Program
6	San Joaquin Fair Housing
7	Gospel Center Rescue Mission
8	Tuleburg Press
9	Emergency Food Bank - Food Programs
10	Second Harvest Food Bank
11	SJC Human Services Agency
12	Community Center for the Blind and Visually Impaired
13	Bread of Life
14	Kelly's Angels
15	Stockton Shelter for the Homeless
16	Child Abuse Prevention Council
17	Downtown Stockton Alliance
18	Commercial Facade Improvement Program
19	Small Business Micro Loan Program
20	Micro Storefront Beautification Grant
21	Commercial Emergency Grant Program
22	Stockton Entrepreneurship Program
23	Fresh Produce Access Grant - Stocked Full of Produce
24	Hire Stockton - Workforce Development
25	Stockton Community Kitchen Incubator

#	Project Name
26	Oak Park Ice Rink Improvements
27	Homeless Initiative
28	HOME Administration
29	HOME Housing Program Delivery
30	HOME Housing Loans
31	CHDO Set-Aside Funds
32	ESG20 Stockton

Table 71 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has identified the lack of sufficient funding as the greatest obstacle to meeting the underserved needs. For 2020-2021, the City received a total of \$18,149 less in HOME and ESG funds, and \$95,549 more in CDBG funds. Over the past several years, the ESG and HOME programs have experienced large funding reductions. During the next year the City will continue to apply for funding and/or support applications by other organizations to expand affordable housing opportunities, homeless assistance and supportive services, and to meet the other needs of the low-income residents and neighborhoods.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Support Economic Development Public Services
	Needs Addressed	Homelessness Affordable Housing Non-Housing Community Development 1 Non-Housing Community Development 2
	Funding	CDBG: \$1,032,148
	Description	Administration of CDBG program including staff and operational costs of oversight and management. Matrix code: 21A Citation: 570.206
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration
	Location Description	N/A - Administration
	Planned Activities	General Program Administration
2	Project Name	CDBG Housing Program Operation
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$300,000
	Description	Staff and service delivery costs associated with implementation of various housing programs. Matrix Code: 14H National Objective: LMH Citation: 570.202 Performance Measure: DH-2
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Delivery Costs

	Location Description	N/A - Delivery Costs
	Planned Activities	Rehabilitation Administration and Down Payment Assistance
3	Project Name	CDBG Housing Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$797,255
	Description	CDBG funds will be provided through various City housing programs for the improvement of low- and moderate-income housing city-wide. The Multi-family Housing Program will be available to assist in the rehabilitation or the development of low- and moderate-income multi-family housing. Matrix Code: 14B National Objective: LMH Citation: 570.202 Performance Measure: DH-2
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Four affordable single-family homes will be rehabilitated for low- and moderate-income persons, and multi-family units will be subject to proposals received.
	Location Description	City-wide
	Planned Activities	Rehabilitation; Multi-unit residential
4	Project Name	Debt Service - Section 108 Loan Repayment
	Target Area	
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$1,851,338
	Description	The City of Stockton received a Section 108 Loan that was used for the development of the Hotel Stockton, the Downtown Cineplex, Weber Block Plaza (Dean DeCarli Square), and the Mercy Housing affordable housing development. These funds represent the City's repayment of the loan funds and interest. Matrix Code: 19F
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	N/A
5	Project Name	Emergency Repair Program
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	Funds provided for the repair of immediate health and safety conditions which present a danger to the occupants of the home. The Emergency Repair Program was designed to provide one-time emergency repair assistance to low-income property owners. Properties with one owner over the age of 65 or with special needs may be eligible for a grant. Repairs are limited to corrections of code enforcement violations listed in official documents issued by the City, the Fire Marshal, or the Health Officer stating the code violations present causing an imminent danger to life, limb, property, or safety of the public or occupants. Matrix Code: 14A National Objective: LMH Citation: 570.202 Performance Measure: DH-1
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately four low-income properties, with one owner over the age of 65 or with special needs may be eligible.
	Location Description	City-wide
	Planned Activities	Rehabilitation; Single unit residential
6	Project Name	San Joaquin Fair Housing
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing

	Funding	CDBG: \$125,000
	Description	This activity supports the local fair housing office which provides services in the form of landlord/tenant education and mediation. Matrix Code: 05J Citation: 570.201(E) Performance Measure: DH-1 National Objective Code: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3,474 low income households will be assisted with fair housing mediation services, while several thousand more inquiries will be answered via telephone, email and/or mailings.
	Location Description	421 South El Dorado St., #2B, Stockton, CA 95203
	Planned Activities	Fair Housing activities
	7	Project Name
Target Area		City-wide
Goals Supported		Housing and Services for the Homeless
Needs Addressed		Homelessness Non-Housing Community Development 2
Funding		CDBG: \$87,748
Description		Rehab and expansion of food service area serving homeless individuals. Matrix Code: 03C Citation: 570.201(c) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
Target Date		6/30/2021
Estimate the number and type of families that will benefit from the proposed activities		330 homeless individuals staying at the emergency shelter
Location Description		229 E. Church Street, Stockton, CA 95203
Planned Activities	Rehabilitation and expansion of food service area	
8	Project Name	Tuleburg Press
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2

	Funding	CDBG: \$25,000
	Description	Operating expenses and supplies for writing/publishing center. Matrix Code: 05D Citation: 570.201(e) Performance Measure: SL-1 National objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	450 low to moderate income individuals engaged in creative writing and book arts projects.
	Location Description	343 East Main St., 1st floor, Stockton, CA 95202
	Planned Activities	Public Services (General)
9	Project Name	Emergency Food Bank - Food Programs
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: \$43,500
	Description	Funds to be used for the Mobile Farmers' Market, Farm to Family and Child Care Mobile Farmer's Market programs to distribute fresh fruits & vegetables. Two mobile vans visit over 61 low-income and/or resource deficient sites each month. Produce obtained through Farm to Family is distributed through the Food Bank's programs and to other programs that serve the low-income and/or homeless. Matrix Code: 05W Citation: 570.201(E) Performance Measure: SL-1 National Objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	12,000 low-income and/or homeless individuals will receive fresh fruits and vegetables via the mobile farmer's market, farm to family and child care mobile farmer's market programs.
	Location Description	7 West Scotts Avenue, Stockton, CA 95203
	Planned Activities	Food Banks
	Project Name	Second Harvest Food Bank

10	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: \$30,000
	Description	Second Harvest Food Bank will distribute food to low-income residents of Stockton. Matrix Code: 05W Citation: 570.201(E) Performance Measure: SL-1 National Objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	7,000 low-income residents of Stockton will receive food distributions.
	Location Description	704 Industrial Park Dr., Manteca, CA 95337
Planned Activities	Food Banks	
11	Project Name	SJC Human Services Agency
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: \$12,000
	Description	Funds to be used for continuation of a program to distribute meals to home-bound seniors, "Meals on Wheels." Matrix Code: 5A Citation: 570.201(e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	248 low-income, home-bound seniors in Stockton will have meals delivered to their homes.
	Location Description	City-wide
Planned Activities	Senior Services	
	Project Name	Community Center for the Blind and Visually Impaired

12	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: \$13,330
	Description	Funds for software maintenance agreements, braille verification for 3 instructors and staff costs for supportive programs for the blind and visually impaired. Matrix Code: 5B National Objective: LMC Citation: 570.201(e) Performance Measure: SL-1 Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 blind or visually impaired clients
	Location Description	2453 Grand Canal Boulevard, Suite 5 Stockton, CA 95207
	Planned Activities	Public Services
13	Project Name	Bread of Life
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: \$15,000
	Description	Fund operating expenses to provide food to low income families. Matrix Code:5W Citation: 570.201(e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2,130 low income clients
	Location Description	City-wide
Planned Activities	Public Service	
	Project Name	Kelly's Angels

14	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: \$25,000
	Description	Funding for operating expenses of program offering services to youth who are experiencing trauma due to violence or crimes. Matrix Code: 05D Citation: 570.201(e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	51 low/moderate income individuals will be served by the program, including referrals from the District Attorney's Victim's Assistance Unit.
	Location Description	343 East Main St., Suite 305, Stockton, CA 95202
	Planned Activities	Youth Services
15	Project Name	Stockton Shelter for the Homeless
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$125,000
	Description	Provide on the job training, full time employment with benefits for one year to 3 homeless or formerly homeless to help participants transition out of homelessness through employment. Matrix Code: 03T Citation: 570.201(e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 low income adults who were homeless and are/were previously clients of Stockton Shelter for the Homeless
	Location Description	411 S Harrison St, Stockton, CA 95203

	Planned Activities	Provide on the job training for homeless persons working as case managers. Continue funding of prior CDBG allocation for three positions.
16	Project Name	Child Abuse Prevention Council
	Target Area	City-wide
	Goals Supported	Public Services
	Needs Addressed	Non-Housing Community Development 2
	Funding	CDBG: \$50,000
	Description	Provide for employment of a Court Appointed Special Advocates (CASA) recruiter/trainer who will recruit and train CASA volunteers to support Stockton foster care youth who have been removed from their homes due to exposure to abuse and neglect. Matrix Code: 05N Citation: 570.201(e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150 foster youth from ages 0-18.
	Location Description	127 N. Sutter Street, Stockton CA 95202
	Planned Activities	One employee who will recruit and train CASA volunteers to increase the capacity of the organization to provide CASA services to more foster youth.
17	Project Name	Downtown Stockton Alliance
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless
	Needs Addressed	Homelessness Non-Housing Community Development 2
	Funding	CDBG: \$93,422

	Description	Provide for the purchase, maintenance and operation of one mobile bathroom unit for the first year of the Portable Bathroom and Shower Unit Program in Downtown Stockton where it will serve as a public restroom and shower for homeless individuals. Matrix Code: 03T Citation: 570.201 (e) Performance Measure: SL-1 National Objective: LMC Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	617 homeless individuals
	Location Description	316 N. El Dorado Street, Stockton CA 95202
	Planned Activities	Services for the Homeless
18	Project Name	Commercial Facade Improvement Program
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$300,000
	Description	Rehabilitation of commercial properties primarily for including facade improvements. Matrix Code: 14E Citation: 570.202(3) Performance Measure: EO-3 National Objective: LMA Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One business will receive facade improvements. Qualifying businesses are those located in the City of Stockton.
	Location Description	City-wide
	Planned Activities	Rehabilitation; Commercial Façade
19	Project Name	Small Business Micro Loan Program
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1

	Funding	CDBG: \$50,000
	Description	Funds will be used to assist small businesses to start or expand. Matrix Code: 18A, unless the business has five or fewer employees, then 18C will be used. Citation: 570.203 Performance Measure: EO-1* National Objective: LMJ Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Create/retain 5 jobs for low/moderate income persons
	Location Description	City-wide
	Planned Activities	Funds will be used to assist entrepreneurs and/or small businesses start or expand
20	Project Name	Micro Storefront Beautification Grant
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$20,000
	Description	Assist commercial property and/or business by providing funding for minor storefront improvements. Matrix Code: 14E Citation: 570.202 Performance Measure: EO-3 National Objective: LMC Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Two businesses will be assisted
	Location Description	City -wide
	Planned Activities	Assist commercial property and/or business by providing funding for minor storefront improvements
21	Project Name	Commercial Emergency Grant Program
	Target Area	City-wide
	Goals Supported	Support Economic Development

	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$10,000
	Description	Funds will be used to provide grants to businesses to correct code violations that endanger the safety and/or health of employees or the public. Property owner must show proof of financial need, with no other available sources of funding. Matrix Code: 14E Citation: 570.202 Performance Measure: EO-3 National Objective: LMA Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses with no other available sources of funding will be assisted
	Location Description	City-wide
	Planned Activities	Grant funds to be used to alleviate code violations where the health and safety of employees and/or the public is endangered.
22	Project Name	Stockton Entrepreneurship Program
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$150,000
	Description	Previously named the Entrepreneurship/Business Incubator. Funding for organizations that serve as business service providers to facilitate and provide services to entrepreneurs, new innovators, emerging or existing businesses. Funding for Entrepreneurs with creative ideas who need capital to start or expand their business, providing goods or services to the community and/or introducing products to underserved areas of the community. Matrix Code: 18C Citation: 570.201(o) Performance Measure: EO-1 National Objective: LMA Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 microenterprise businesses for low/moderate income persons

	Location Description	City-wide
	Planned Activities	ED Direct Financial Assistance to for-profits & to assist entrepreneurs start or expand their business concept.
23	Project Name	Fresh Produce Access Grant - Stocked Full of Produce
	Target Area	
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$40,000
	Description	The program will reduce food insecurity by offering retail stores grant funding to assist with needed infrastructure upgrades to promote the sale and storage of healthier and/or fresh food options. Matrix Code: 18A Citation: 570.203(a) Performance Measure: EO-1 National Objective: LMA Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses will be assisted
	Location Description	City-wide
	Planned Activities	These grants can be used to make improvements in retail stores such as the installation of new refrigeration or shelving, to provide more access to healthier and/or fresh food options in United States Department of Agriculture defined Food Desserts within the City of Stockton.
24	Project Name	Hire Stockton - Workforce Development
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$80,000
	Description	Hire and train employees from designated local, economically distressed census tracts. Matrix Code: 18A Citation: LMA Performance Measure: EO-3 National Objective: 570.208 (a)(1) Presumed benefit: No
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2 businesses will be assisted
	Location Description	City-wide
	Planned Activities	Hire and train employees from designated local, economically distressed census tracts.
25	Project Name	Stockton Community Kitchen Incubator
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$60,000
	Description	Provide funding for an organization that supports small local food and beverage entrepreneurs in Stockton. Matrix Code: 18C Citation: Performance Measure: EO-3 National Objective: LMA Presumed benefit: No
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 business
	Location Description	City-wide
	Planned Activities	Provide funding for an organization that supports small local food and beverage entrepreneurs in Stockton.
26	Project Name	Oak Park Ice Rink Improvements
	Target Area	City-wide
	Goals Supported	Support Economic Development
	Needs Addressed	Non-Housing Community Development 1
	Funding	CDBG: \$325,000
	Description	Funding for the continued renovations of the facility, specifically for the chiller replacement project. Matrix Code: 03F Citation: 570.202 Performance Measure: SL-3 National Objective: LMA Presumed benefit: No

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project site is in Census Tract 0014.00, which has a median income of \$ 44,988 and is on the border of Census Tracts 0013.00 and 0015.00
	Location Description	3545 Alvarado Avenue, Stockton, CA 95204
	Planned Activities	Redevelopment of Oak Park Ice Rink facility intended primarily for recreational use.
27	Project Name	Homeless Initiative
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Public Services
	Needs Addressed	Homelessness Affordable Housing
	Funding	CDBG: \$200,000
	Description	Subject to a request for proposals, to be used for acquisition, construction, or rehabilitation of temporary shelters or transitional housing for the homeless in conjunction with recommendations by the Committee on Homeless Policy. Matrix Code: 03C Citation: 570.201(c) Performance Measure: SL-1 Presumed benefit: Yes
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	We anticipate this project benefitting 4 individuals at or below 50% AMI.
	Location Description	City-wide
	Planned Activities	Subject to request for proposals; to be used for acquisition, construction, or rehabilitation of temporary shelters or transitional housing for the homeless.
28	Project Name	HOME Administration
	Target Area	City-wide

	Goals Supported	Housing and Services for the Homeless Affordable Housing Public Services
	Needs Addressed	Homelessness Affordable Housing Non-Housing Community Development 2
	Funding	HOME: \$179,417
	Description	Administration of HOME program, including oversight, management and capacity building.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration of HOME program
29	Project Name	HOME Housing Program Delivery
	Target Area	City-wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	Delivery costs associated with implementation of specific housing programs and projects. This includes staff time spent reviewing agreements, staff reports, and general technical assistance provided to HOME assisted projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Delivery costs associated with implementation of specific housing programs and projects

30	Project Name	HOME Housing Loans
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing
	Needs Addressed	Homelessness Affordable Housing
	Funding	HOME: \$1,275,630
	Description	HOME funds will be used to provide financial assistance for the rehabilitation or development of low-income housing on a city-wide basis. The Housing Rehabilitation Program will be available to assist single family homeowners to make repairs to their residences. The Down payment Assistance Program will assist qualified low to moderate income households with down payment assistance and/or soft 2nd mortgages. Funds will also be available for multi-family rehabilitation or construction projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined (subject to proposals).
	Location Description	City-wide
	Planned Activities	Financial assistance for the rehabilitation or development of low-income housing.
31	Project Name	CHDO Set-Aside Funds
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless Affordable Housing Public Services
	Needs Addressed	Homelessness Affordable Housing
	Funding	HOME: \$239,126
	Description	Set aside funds as required by HUD HOME regulations for housing activities owned, developed and/or sponsored by qualified Community Housing Development Organizations (CHDO).

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	13 housing units for low/moderate income families
	Location Description	City-wide
	Planned Activities	Set aside funds as required by HUD HOME regulations for housing activities owned, developed and/or sponsored by qualified Community Housing Development Organizations (CHDO). Type of housing (rental vs. homeowner and rehabilitation vs. construction) subject to request for proposals.
32	Project Name	ESG20 Stockton
	Target Area	City-wide
	Goals Supported	Housing and Services for the Homeless
	Needs Addressed	Homelessness
	Funding	ESG: \$292,582
	Description	Non-staff operational costs for organizations that provide services to the homeless, funds provided to Central Valley Low Income Housing Corporation (CVLIHC) for the provision of Rent Assistance and Stabilization Services to households at risk of becoming homeless, to re-house households that are experiencing homelessness, and to conduct data collection via Homeless Management Information System; and Administration of the ESG program including staff and operational costs of oversight and management. Citations:576.102, 576.103, 576.104, 576.108 Performance Measure: SL-1
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5,369 homeless people will receive shelter or services, or receive rent assistance and stabilization services, with data collection for another 9,937 homeless data collection via the Homeless Management Information Systems.

<p>Location Description</p>	<ul style="list-style-type: none"> • Central Valley Low Income Housing Corporation (CVLIHC) - 2431 West March Ln #350, Stockton, CA 95207 - Services offered city-wide • Women's Center - Youth and Family Services - 620 North San Joaquin St, Stockton, CA 95202 - shelter locations are confidential • Gospel Center Rescue Mission - 445 South San Joaquin St, Stockton, CA 95203 • Haven of Peace - 7070 Harlan Rd, French Camp, CA 95231 • St. Mary's Dining Room - 545 West Sonora St., Stockton, CA 95203 • Stockton Shelter for the Homeless - 411 South Harrison St., Stockton CA 95203
<p>Planned Activities</p>	<p>ESG20 Shelter (\$175,548): Non-staff operational costs for organizations that provide services to the homeless. Funds will be provided to Women's Center-Youth & Family Services (\$28,189), Gospel Center Rescue Mission (\$25,439), Haven of Peace (\$21,582), St. Mary's Dining Room (\$45,923), and Stockton Shelter for the Homeless (\$54,415).</p> <ul style="list-style-type: none"> • ESG20 Homeless Prevention and Rapid Rehousing (HP - \$76,043; RRH - \$19,011): Funds will be provided to Central Valley Low Income Housing Corporation (CVLIHC) for the provision of Rent Assistance and Stabilization Services to households at risk of becoming homeless, and for the provision of Rent Assistance and Stabilization Services to re-house households that are experiencing homelessness. • ESG20 Data Collection (\$11,980): Funds will be provided to Central Valley Low Income Housing Corporation (CVLIHC) to conduct data collection through the Homeless Management Information Systems. • ESG20 Administration (\$10,000): Administration of the ESG program including staff and operational costs of oversight and management.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic priorities table has been deleted as the City does not allocate funds to specific geographic target areas; rather, the City makes resources available on a citywide basis, but provides additional outreach and recruitment in areas with high concentrations of unmet needs.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	98
Former Redevelopment Project Areas	2

Table 72 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Stockton allocates resources on a citywide basis. For example, the housing rehabilitation programs and down-payment assistance programs are equally available to qualifying residents in all geographic subareas, with eligibility being determined based on the income of the household receiving assistance. Households with the greatest demonstrated unmet need receive higher priority for assistance. Additional preference is given to households residing in areas with disproportionately high concentrations of low- and moderate-income households, minority households, and/or households experiencing HUD-defined housing problems, such as those areas identified under subsection MA-50. Though qualifying households are also encouraged to consider housing options in areas with greater access to opportunity. Projects located in areas that correspond with other related or complementary programs and/or projects also receive additional preference or priority consideration. For activities meeting the Slum Blight Area national objective, the City of Stockton uses the State definition of Slum/Blight which was used in the establishment of Redevelopment Project Areas. The City's current slum/blight area is composed of the former Redevelopment Project Areas, including the Waterfront, South Stockton, Midtown, and North Stockton sub-areas. The Redevelopment Project Areas met the State definition at the time they were formed. In 2002, a lot by lot survey was done for these areas. Staff has carefully reviewed the data and maps and have found that the following conditions still exist, in compliance with HUD's requirement to re-determine eligibility for slub/Blight designation every ten years. In addition, City staff conducted additional analysis in the 2019-2020 fiscal year to identify that 26.6 percent of the properties in the combined slum/blight area experienced significant code violations within the last five years, or are vacant and/or abandoned. This review indicated that the slum/blight area, comprised of the four former Redevelopment Project Areas, features unsafe/unhealthy/deteriorated buildings, vacant/abandoned properties, and significantly depreciated property values compare to other parts of the City. In addition, the Waterfront Merger area features

high vacancy rates and environmental contamination.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2015-2020 Consolidated Plan establishes housing strategies for renter, owner, and homeless populations and Five-Year goals for each of these strategies. The City operates its various housing programs based on these strategies, which have been prioritized to guide the allocation of resources. Consistent with the priorities outlined in the Consolidated Plan, the City will undertake or fund the following activities to address housing needs:

- Multi-Family Loan Pool
- CHDO Set-Aside
- Housing Rehabilitation Program
- Down Payment Assistance Program
- Emergency Repair Program
- San Joaquin Fair Housing

One Year Goals for the Number of Households to be Supported	
Homeless	13
Non-Homeless	11
Special-Needs	0
Total	24

Table 73 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	13
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	24

Table 74 - One Year Goals for Affordable Housing by Support Type

Discussion

Thirteen units that will be constructed utilizing a combination of CDBG and HOME funds to provide permanent housing for the homeless. In 2020-2021 the City plans to use CDBG and/or HOME to assist three homebuyers with down payment or closing costs; provide four emergency repair loans; provide funds for four homeowner rehabilitation loans; and ensure that fair housing mediation services are

available for 3,474 people.

The City will fund these activities with entitlement, program income, or revolving loan funds.

The City is addressing the lack of affordable housing by supporting and funding the development of new construction and/or the rehabilitation of affordable rental housing developments targeting households with incomes at or below 50 percent of the area median income (AMI). The City provides funding to expand the development of affordable housing through its three federal entitlement grant program funds the HOME Investment Partnership, Community Development Block Grant and Emergency Solutions Grant funds for programs that promote and maintain affordable housing. Additionally, the City funds San Joaquin Fair Housing, which provides Fair Housing Counseling and Landlord Tenant Mediation Services; and, CIVLIC for implementation of its Tenant-Based Rental Assistance (TBRA) programs for homeless persons, and tenant eviction prevention assistance for Stockton's lower income residents.

The City of Stockton is working collaboratively with San Joaquin County and San Joaquin Continuum of Care (CoC) to develop a Regional Strategic Plan on Homelessness, the City of Stockton's Council has identified the development of affordable housing as one of its top priorities and has implemented various General Plan amendments to facilitate the production of a variety of housing types in non-residential and mixed-use zones. The General Plan specifically focused on policies to facilitate development up to 18,400 new housing units within the City's existing limits.

The City of Stockton currently has six affordable housing projects in its development pipeline that will result in over 500 units of affordable housing within the next five years with approximately 25 percent or 125 of the units are targeting homeless individuals, extremely low-income households (ELI incomes at or below 30% AMI).

The City not only promotes the development of rental housing, but also affordable homeownership for low and moderate-income households through the City's down payment assistance first time homebuyer program. In 2020, the City will continue to offer affordable purchase opportunities and low-interest, down payment and closing cost loan assistance to an estimated 5-10 first-time homebuyers. The City leverages its federal entitlement Funds (HOME and CDBG funds) with other private and public sources. Layering sources of funds provide affordability to serve low-income homebuyers at or below 80% AMI.

In addition, the City's Loan and Grant Rehabilitation Program will provide low-interest, deferred payment loans to existing low-income homeowners, whose homes need repairs and or improvements

The City is further addressing its housing affordability crisis by collaborating with agencies such as the San Joaquin Housing Authority (SJHA) to establish incentive programs that pool local and federal resources to provide (Section 8) Housing Choice Voucher (HCV) participants' greater opportunities of success in securing housing in Stockton. Stockton landlords' have become resistant to renting to Housing

Choice Voucher participant households.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The City of Stockton continues to work in collaboration with the San Joaquin Housing Authority to provide affordable housing opportunities to its low-income residents. In 2019, the City issued a NOFA for a total of \$2,590,646 of affordable housing funds which comprises of \$1,300,000 of HOME funds, \$684,303 of HOME/CHDO funds, \$106,343 of CDBG and \$500,000 of LMIHF funds to provide financing for the development of new affordable housing construction or rehabilitation activities that will result in the creation and preservation of affordable housing units targeting households with incomes at or below 80 percent of the Area Median Income (AMI). Specific to projects with the Housing Authority, the City agreed to fund the following projects:

- Partnership in Housing for the Homeless- Housing Authority of County of San Joaquin (Housing Authority) and Stocktonians Taking Action to Neutralize Drugs (S.T.A.N.D.) formed the Partnership in Housing for the Homeless which is operating under the legal entity of DCDC Housing First LLC. The City agreed to provide \$106,343 in CDBG funds and \$684,303 in CHDO funds totaling \$790,646 to assist with funding the acquisition of two infill parcels and the development of 13 units of homeless modular housing. The Housing Authority will provide rental subsidies through its project-based voucher program. The rental subsidies will have a 15-year term and allow the project to leverage more than \$3 million of non-City funds. The City has previously contributed \$735,000 to the development. The project parcels have been identified and are located at Turnpike Road at 3rd Street, 2000 S. Sutter Street, 105 W. Park, and 927 S. Sierra Nevada.
- Sierra Vista Phase III Apartments- The City agreed to provide the Housing Authority \$364,000 in HOME funds and \$250,000 in LMIHF funds totaling \$614,000 to assist with the development of its affordable 100-unit multi-family new construction replacement housing development, with an increased unit count of 32 units over the former project site of 68 units. The project will target households with incomes at or below 60 percent of the AMI. The project is located at 2436 Belleview Street and is the final phase of the redevelopment of Sierra Vista Homes. The project is leveraged with over \$25.1 million of Low-Income Housing Tax Credits, \$10 million in non-City capital funds, and approximately \$18.2 million in project-based housing voucher. The City contributed funding for Sierra Vista Phase I of the redevelopment project, completed in 2019, which featured 115 modern, energy efficient new units. The City also agreed to provide \$2,100,000 in combined HOME and LMIFH funding to Phase II, to include new construction of the 99 multifamily units. Phase II is currently underway and is expected to be completed at the

end of 2020.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City continues to maintain a partnership with the local Housing Authority to assist public housing residents achieve homeownership. The City's Downpayment Assistance Program funds can be used in conjunction with the Housing Authority's homebuyer program funds including the Housing Choice Voucher Program.

Under the Housing Authority's homeownership program, assistance is available to Housing Choice Voucher (HCV) participants who meet the home ownership eligibility requirements. The homeownership program allows first time homebuyers to use the voucher subsidy to meet monthly homeownership expenses. HCV participants interested in applying for the HCV Homeownership program must meet the following minimum criteria:

- Must be a participant of the HCV program for at least one year in San Joaquin County.
- Must be a 1st time homebuyer
- Meet the minimum employment and income requirements
- Must be employed for at least 30 hours per week (except for disabled)
- Must earn at least \$11,310 annually (welfare income not included)
- Must not have defaulted on a mortgage under the HCV Homeownership Program.

The homeownership program has a maximum term of 15 years. There are exceptions for disabled families. This program is limited.

To encourage public housing residents to become involved in housing authority management activities, the Housing Authority recruits public housing residents for service on a Resident Advisory Board (RAB), which assists staff in the development of the Annual Public Housing Plan and Five-Year Plan. These plans include the review and approval of Housing Authority policies and operational budgets, and function as the basis upon which the authority prioritizes public housing capital projects. The Housing Authority also issues a quarterly resident newsletter to help keep tenants informed regarding housing authority business and to provide information that may be useful, such as how and where to access services and participate in housing authority management activities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

The Housing Authority of San Joaquin County is not designated as “troubled” by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will utilize Emergency Solutions Grant funds to implement both Homeless Prevention and Rapid Re-Housing activities which will assist in reducing and preventing homelessness. In addition to working collaboratively with the County and CoC to develop a Regional Strategic Plan to address Homelessness, the City of Stockton has prioritized the development of affordable units and the implementation of affordable housing programs that address the needs of special user groups – i.e., individuals with disabilities, transitional age (“TAY”) youth, large families, seniors’, persons with disabilities and homeless individuals.

The City funds the following services to reduce person’s experiencing homelessness.

The City of Stockton, San Joaquin County, and the Continuum of Care (CoC) have established a working group to collaborate on the development of a regional Strategic Plan to address homelessness and to work collaboratively to issue one Notice of Funding Availability (NOFA) to allocate HHAP funds. The working group will use the Strategic Plan to better define the needs of the community, develop programs and projects to address homelessness in the County and Stockton, specifically.

Additionally, the City of Stockton's Economic Development Department has established partner relationships with its network of local nonprofit organizations to provide homeless services to Stockton residents. The City has and continues to provide funding to the below agencies to provide critical services, emergency shelter and to develop affordable housing units for Stockton's most vulnerable and low-income residents.

Gospel Center Rescue Mission

Provides emergency shelter, food, safety, and a second chance for up to 50 homeless men per night.

Haven of Peace

Provides emergency shelter, food, clothing, basic necessities, and support services for up to 35 homeless single women and women with children.

Stockton Homeless Shelter

Operates Stockton's and San Joaquin County's only low barrier shelter, providing a safe place for homeless men, women, and families to live while receiving case management and other services to

regain self-sufficiency.

Women's Center Youth and Family Service

DAWN House, Safe House, and Opportunity House provide shelter and supportive services to homeless youth and domestic violence victims and their children. Each shelter program provides basic necessities, specific services tailored to the population it serves, and case management of exit planning to help clients reach their goals.

Central Valley Low Income Housing

Provides Rapid Rehousing and Homeless Prevention services to formerly homeless persons and those at risk of homelessness.

Saint Mary's Dining Room

A Kitchen and Dining Room program that also provides clothing, showers and hygiene products, supportive services, medical and dental services. These programs and services are offered at no cost to Stockton's community of those struggling with issues of homelessness and poverty.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The San Joaquin County Community Development Department is the lead agency for the San Joaquin County CoC, which represents a consortium of local government agencies and non-profit organizations, encompassing all jurisdictions in San Joaquin County, including the City of Stockton. The CoC recently conducted the 2019 PITC which utilized methods of outreach that were considerably improved over prior years. As a result, the PIT identified a notably larger population of unsheltered homeless, compared to prior years. With a significantly improved response rate, the CoC can prepare more detailed and comprehensive estimates of need, including analysis of needs by type (e.g., housing, social services, etc.), as well as needs based on the characteristics of the respondent (e.g., age, race/ethnicity, veterans status, disability status, etc.). These data can subsequently be used to better assess the needs of unsheltered homeless and can be used to direct changes in service provision. This is particularly valuable since unsheltered homeless are frequently among the hardest-to-reach service populations. Additional outreach is undertaken with homeless persons and families residing in emergency shelters and transitional housing. However, because these persons are entering a facility, it is much easier to access these individuals using existing tools, such as entrance and exit surveys, and one-on-one

education regarding available services.

The following represents a list of actions to be taken during the five-year planning period designed to improve outreach to homeless persons, especially unsheltered persons, as well as those who are at-risk of homelessness. Note that these actions are not only designed to promote outreach that both identifies and quantifies needs, but also offer opportunities to inform the homeless regarding available resources.

- Implement a coordinated assessment system for unsheltered homeless, as well as those entering and existing the homeless service system, including those accessing services for persons at-risk of homelessness;
- Require service providers utilizing ESG funds, as a condition of funding, to participate in reporting activities associated with the Continuum of Care's Homeless Management Information System (HMIS) and coordinated assessment system;
- Improve the accessibility of existing services through improved street outreach to homeless persons, with an emphasis on outreach to unsheltered persons;
- Engage in outreach to lower-income households at-risk of homelessness, as well as those being discharged from institutional settings, to inform them of available resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Short-term strategies include, but should not be limited to, the following:

- Continue to provide material, financial, and technical assistance to maintain, preserve, and expand existing shelter programs;
- Provide assistance for near-term rehabilitation and improvement of existing shelter facilities;
- Continue to provide support to emergency and transitional housing providers for the coordination and provision of complementary supportive services;
- Maintain and improve coordination between emergency, transitional, and permanent supportive housing to ensure a smooth and supported transition for persons and families striving to exist homelessness;
- Maintain the existing inventory of housing for homeless persons and, where necessary, provide resources to ensure consistent or improved capacity;
- Improve coordination with local healthcare providers, law enforcement agencies, etc. to refine and improve discharge policies to ensure that persons are not discharged into homelessness.

Long-term strategies include, but should not be limited to, the following:

- Support the acquisition, rehabilitation, or construction of emergency shelter facilities, providing priority to projects that substantively expand or improve the inventory;
- Support the acquisition, rehabilitation, or construction of transitional and permanent supportive housing, providing priority to projects that substantively expand or improve the inventory;
- Implement a mechanism to promote the availability of permanent, and permanent supportive,

housing for homeless persons and persons at-risk of homelessness, including, but not limited, to providing assistance for rental deposits, utility deposits, and referral services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The ESG and CoC interim regulations encourage providing homeless persons and households with housing as quickly as is practicable, and only availing supportive services that are of greatest need to support stable housing, while other needs are addressed through existing mainstream resources available within the community. This recognizes that while there are multiple models for housing and supportive service provision for the homeless, the housing first model, as well as rapid rehousing and preventative services, have emerged as important implementation strategies, among other industry best practices. Below are actions intended to facilitate the rapid transition of homeless persons from an unsheltered or sheltered condition, toward permanent and independent living.

- Maintain and expand support to existing programs with proven track records of encouraging the transition from emergency or transitional shelters to permanent and supportive housing;
- Provide resources for expanded case management services, including lengthening the amount of time that persons may receive case management, as a method for improving eligibility for rental housing and applicable supportive services;
- Coordinate rapid re-housing needs assessment with coordinated intake strategy and case management strategy;
- Encourage the establishment of new permanent, and permanent supportive, housing for homeless individuals and households with children.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The availability of HPRP funds greatly expanded the availability of resources for homelessness prevention. While the City continues the programs established under HPRP, the lack of resources severely limits the efficacy of the program and the number of households assisted. The following include several actions intended to preserve and expand the existing programs and ensure the future availability

of homeless prevention services and assistance.

- Identify and secure alternative funding sources for programs previously funded through HPRP;
- Coordinate with existing housing and assistance programs to provide priority, and a streamlined or expedited applications process, for persons at imminent risk of becoming homeless;
- Provide coordinated diversion and referral services to persons at-risk of homelessness;
- Coordinate diversion services with rapid rehousing efforts to shorten the length of stay.

Discussion

cont. from introduction...

The following goals and objectives, developed in cooperation with the San Joaquin County Continuum of Care, will be implemented through the Homelessness Prevention and Re-housing activities funded with ESG:

- Intervention on behalf of households who are in imminent risk of becoming homeless to prevent people from initially becoming homeless;
- Diversion from emergency shelters of working households who have reached the point of contacting shelters; and
- Rapid re-housing of working households who have become homeless.

The homeless prevention activity targets the following populations who can reasonably be expected of becoming self-sufficient within three months or less:

- Households forced to vacate rental properties that enter foreclosure;
- Households at imminent risk of becoming homeless due to sudden and substantial loss in income out of the control of members of the household;
- Households at imminent risk of becoming homeless due to a sudden and substantial increase in utility costs which is not due to the activity of one or more members of the household;
- Households forced to vacate rental housing condemned by local housing officials, when condemnation is not a result of the activity of one or more household members;
- Households at imminent risk of becoming homeless due to a traumatic life event, such as death of a spouse or primary care giver or recent health crisis that prevented the household from meeting its normal financial responsibilities;
- Households with at least one adult employed, at imminent risk of becoming homeless due to factors not related to activity of one or more household members; or
- Households currently living in an emergency shelter, in locations not meant for human habitation, or fleeing domestic violence.

The City plans to undertake activities to address the housing and supportive service needs for persons who are not homeless, but have other special needs. Funds have also been allocated to the San Joaquin

County Human Services Agency for the distribution of meals to home-bound seniors known as "Meals on Wheels."

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing are limited resources, reduced levels of federal CDBG and HOME funding; a shortage of affordable housing targeting the working class compared to the growing demand; significant increases in the cost of fair market rents.

In spite of the market conditions the City continues to take actions to promote the development of affordable housing by streamlining the approval and review processes for affordable and infill housing projects, working to provide timely and accurate information to developers; Conduct trainings to the ensure efficient and consistent application of existing provisions providing flexible development standards for affordable and infill housing projects; and Strive to ensure that application and development fees do not unnecessarily constrain the production of affordable housing, including small infill and single-family ownership housing projects as well as larger multifamily housing developments. Additionally, The City's 2040 General Plan's directive is to study the feasibility of inclusionary housing requirements, in-lieu fees, density bonus, modified fee structures, and/or tax incentives to promote the inclusion of a more affordable units within market rate housing projects will impact the overall cost to construct housing in the City of Stockton. Increasing or modifying these requirements could result in additional funding for affordable housing, thereby increasing the City's overall affordable housing stock.

Additionally, the City's Analysis of Impediments to Fair Housing Choice (AI) completed in concert with the preparation of this plan examined the practices of both the public and private sector housing industry, and housing market conditions that may expose certain populations to housing discrimination. In general, the analysis indicates discrimination based on race and ethnicity is not an impediment to fair housing choice in Stockton. While foreclosures and predatory lending practices once presented fair housing issues, tightening lending practices significantly reduced their prevalence. The analysis identified a need for additional landlord and tenant mediation and education. The AI also indicated that persons with disabilities face barriers to fair housing choice, due to the lack of existing housing units offering necessary accessibility features.

The Regional Strategic Plan will assist in addressing the barriers of limited resources, available housing stock and competing priorities through the unified development of the Regional Strategic Plan by the County, CoC and City that champions specific agreed-upon goals and identifies an implementation plan to achieve those goals, and to work together to allocate funding in collaboration.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Element of the City of Stockton General Plan, adopted in April 2016, provides a thorough analysis of the existing policy barriers to affordable housing development. An analysis of the permitted

densities and development standards identified that the adopted Code facilitates the production of a variety of housing types, with residential development permitted in non-residential and mixed-use zones, with permitted densities up to 87 units per acre in the Downtown. The Housing Element states that the City applies flexible development standards for infill housing projects to encourage the development of underutilized properties, however, development standards may be modified to create consistency with surrounding development and physical site constraints. The Housing Element determined that the City's overall parking standards did not constitute a constraint, nor does processing and permitting. Since the last Housing Element, the City's Affordable Housing Density Bonus has been made consistent with State law. It allows for a density bonus of up to 35 percent, and also allows developers that are eligible for a density bonus to receive up to three additional incentives.

The City adopted a Development Code amendment in 2016 to be consistent with State law to allow emergency shelters by right, without discretionary review, in the PF, IL, and IG zone.

Per the San Joaquin Partnership's Regional Development Fee Comparative Analysis Report (June 2013), the City of Stockton's fees for a single-family dwelling were the second highest of all the San Joaquin County jurisdictions, but were about average for all 21 jurisdictions included in the analysis.

Based on analysis of the permitted densities and development standards, the City has found that the General Plan and Development Code facilitate production of a variety of housing types. The City allows residential development in non-residential and mixed-use zones and permits densities as high as 87 units per acre in the downtown area. Additionally, the City has flexible development standards to encourage the development of small infill parcels.

Recent state legislation provides clarification and fee assistance for the creation of Accessory Dwelling Units (ADUs) with two separate bills signed on October 8, 2017: SB 229 (Wieckowski) and AB 494(Bloom). These bills, effective January 1, 2018, clarify and improve various provisions of the law to promote the development of ADUs, including allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities, such as special districts and water corporations, and reducing parking requirements. In 2018, City Council accept the Planning Commission's recommendation and adopt an Ordinance to amend Title 16 of the Stockton Municipal Code, Section 16.80.310, "Secondary Dwelling Units;" and Section 16.240.020, "Definitions of Specialized Terms and Phrases;" to comply with state planning and zoning law (Government Code Section 65852.2).

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City will work in partnership with several non-profit and public service agencies to address the needs of the underserved populations in the City of Stockton. The City will fund several agencies to provide food, assistance, shelter and/or services for the homeless, elderly, and working poor. Housing staff also participates in Homeownership Expositions to promote these types of programs.

Actions planned to foster and maintain affordable housing

The City will leverage funds we receive with other resources and use our programs in conjunction with other city initiatives, including our single-family rehabilitation program. The City will continue to use its NOFA process to solicit for eligible affordable housing projects to fund.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

The City's Consolidated Plan includes an Antipoverty Strategy. The activities in the City's Antipoverty Strategy can be classified under two categories: Economic Development and Supportive Service Programs. The Consolidated Plan recognizes that in order for households to transition from unemployment or low-income positions to median income positions, there needs to be vocational training, resource management, and life skill training. The Plan also recognizes that while households are obtaining the training, the families will continue to need assistance in meeting their basic needs.

In these difficult economic conditions, the City's Community Development Committee determined that allocating scarce resources to those agencies that will provide some of the most basic services, such as food, to the most number of people was the best way to assist households.

Consistent with the City's Antipoverty Strategy, the City proposes to fund the following programs:

- Four programs that will provide food and nutritional education to homeless and low-income individuals;
- Fund non-staff operational costs for four emergency shelters. In addition to providing shelter, these organizations also provide services that assist individuals in achieving self-sufficiency; and
- Fund homelessness prevention and re-housing activities which will help keep households in

their homes or provide assistance to re-housing households that have become homeless.

Actions planned to develop institutional structure

The City of Stockton Economic Development Department is the lead agency responsible for the development of the Consolidated Plan and Annual Action Plan. The Economic Development Department is also the primary agency responsible for the administration and management of programs and projects covered by these Plans.

During the 2020-2021 Program Year the City will:

- Continue to work with private housing developers to expand the availability of affordable housing,
- Continue to participate in the San Joaquin County Continuum of Care Committee,
- Continue implementation of the Housing Element,
- Continue to work with affordable housing developers to ensure that their developments include the facilities to provide the services needed for the residents,
- Continue to work with participants in the establishment of goals and objectives of the Consolidated Plan to ensure measurable progress is made, and
- Update website, provide handouts and program guidelines to keep the public informed.

Actions planned to enhance coordination between public and private housing and social service agencies

To facilitate preparation of the Annual Plan, the City of Stockton consulted with various agencies and organizations located throughout the city and county, including public and assisted housing providers and developers, an assortment of government agencies, as well as private and public health, mental health, and social service agencies. In most cases, these consultations represent a continuation of ongoing interactions between the City and the agency or organizations described.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Action Plan CDBG response:

The City expects to receive approximately \$1,732,391 of program income during the 2020-2021 program year, including a \$1,557,391 repayment from the Redevelopment Successor Agency.

The City does not have any float funded activities. The City also does not have any program income received in the preceding program year that has not been included in a prior plan nor any surplus funds from an urban renewal settlement. No grant funds have been returned to the line of credit. We do not anticipate funding any urgent need activities.

The City expects to spend 85 percent of its CDBG allocation for activities that benefit persons of low- and moderate income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 85.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Action Plan HOME response:

The City of Stockton proposes to use its allocation of HOME funds to rehabilitate and construct both rental and owner-occupied housing units and to fund the City's Down Payment Assistance Program (DAP). The majority of the funds will be subject to an annual request for developer proposals be used for eligible activities, including real property acquisition, site improvements, construction, and rehabilitation costs. The City does not propose to use HOME funds to provide any assistance in a form not included in Section 92.205(b).

Developer proposals for HOME funds are accepted through an annual Notice of Funding Availability (NOFA) identifying the purpose and type of funds available, with mailers sent via U.S. Postal Service and e-mail to interested parties and regional developers, and also posted to the City's website and social media pages. To encourage a variety of project types and locations, the City's HOME program does not limit beneficiaries. Application packages are available electronically on the City's website or via e-mail, and hard copies are available for pick-up in the City's Economic Development Department. The competitive applications are reviewed by City staff and/or a committee of regional housing experts and representatives from the community. The applications are next scored through set criteria, including eligible uses, commitment and expenditure deadlines, developer capacity, experience, concurrence with established goals and policies, leveraging, or other requirements. Recommendations concerning funding are then made to the City Council, which holds a publicly noticed hearing to vote on moving forward with the recommended allocations.

The City uses a variety of methods to conduct outreach to consumers for all our housing programs, including the DAP. Information about all the housing programs is posted on the City's website. Economic Development Department staff also participates in various housing workshops and homeownership fairs throughout the year. Notices of these events are sent to the Housing Authority. Advertisements and public notices are also run in local newspapers, including the local

Spanish newspaper.

To ensure that households utilizing the City's DAP are ready to undertake and maintain homeownership, the City requires that all households must have completed a minimum eight classroom-hour homebuyer training course given by a HUD-approved trainer prior to the close of escrow. The City also ensures that the households become successful homeowners by making sure that the home they are purchasing is affordable for them. The total housing cost cannot exceed 35 percent of the household's income and their total debt cannot exceed 41 percent of their income.

When HOME funds are allocated for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the City utilizes the HOME affordable homeownership annual limits provided by HUD for newly constructed housing and for existing housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture of HOME Subsidy

The City of Stockton's Down Payment Assistance Program requires that units assisted with HOME funds must remain affordable to initial low-income purchasers for a period based upon the amount of HOME funds provided for the property. To ensure compliance with this affordability period, recapture provisions are incorporated into each property's Promissory Note. The City recaptures the HOME subsidy and any accrued interest upon the sale or transfer of the property at any time during the affordability period. When the recapture requirement is triggered by a sale (voluntary or involuntary), and there are insufficient net proceeds to repay the City's HOME investment, the City will accept any amount of net proceeds (net proceeds are defined as the sales price minus any superior loan repayment and any closing costs). The City will reinvest these recaptured subsidies in other eligible activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City's down payment assistance loan programs will continue to provide low-interest, deferred payment loans and/or closing costs' assistance to low-income, first-time homebuyers.

DAP loans shall be repayable upon the sale or transfer of the property, when the property is no longer owner-occupied or upon the loan maturity date. Loan repayments will be recycled to continue the program implementation of the DAP.

The funds are loaned for 30 years with a simple interest rate of up to 3% for the first 15 years and

zero interest for remaining 15 years. Payments are not required during the 30 years; however, the loan principal and interest are due all at once (balloon payment) at the end of the 30 years. Loan repayments will be recycled to continue the program implementation of the DAP.

Marketing and Outreach for HOME funded projects

To ensure affirmative marketing of HOME-assisted housing projects, the City has adopted an Affirmative Marketing Policy. The policy has been in use since 2000 and is made a part of all HOME agreements for projects of five or more units. The purpose of the policy is to assure that individuals who normally might not apply for vacant units because they are socially and/or economically disadvantaged be informed of vacancies, be encouraged to apply, and have an equal opportunity to rent units. The policy establishes methods for informing the public about fair housing laws and affirmative marketing policies; procedures to be used by owners to solicit applications; records that must be maintained; and how the City will assess the success of affirmative marketing actions.

The City also ensures that outreach to minority and women-owned businesses occur for the issuance of all contracts. The City has adopted Affirmative Outreach Action Guidelines for use with all federally funded projects.

Affirmative action requirements are also included in all subrecipient agreements to ensure that if subrecipients are hiring contractors and subcontractors, they adhere to the provisions of the City's Affirmative Action Program and meet all federal requirements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

For multifamily projects in the City of Stockton, when loaning HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under § 92.252, with a minimum affordability period of 15 years. The project application must demonstrate: that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; insure that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Attached, Appendix C.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With a single subrecipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. In addition, the City of Stockton is working with the San Joaquin Continuum of Care to develop and implement a formal coordinated assessment tool and process for use by all providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Stockton will implement the Emergency Solutions Grant (ESG) program in accordance with The McKinney-Vento Homeless Assistance Act As Amended by S.896 HEARTH Act of 2009, found at 24 CFR Part 576, to insure eligible activities are selected and financially managed in accordance with local and federal requirements. The City of Stockton's process for implementing the ESG program is laid out below.

Public Participation. Community Development Committee (CDC) holds annual Kick-off/Needs Assessment Meeting Late Fall (see Action Plan Schedule, and Public Participation Plan)

- Update annual Action Plan Schedule, Application & Instructions
- Issue Public Notice
- Issue NOFA
- Post agenda
- Publish Application & Instructions PDF on City website; provide hard copies for front counter

Applications for Funding. Annual Applications Submitted Mid-January (see Action Plan Schedule)

- Staff reviews applications for eligibility, completeness, ESG requirements per Application Instructions, consistency with the Consolidated Plan, and 24 CFR Part 576
- CDC holds meetings for review and to make recommendations to City Council; agendas posted with Clerk before each meeting, February-March
- Issue Public Notice
- Distribute draft Action Plan requesting public comment

- Subrecipients sent notification correspondence in advance of Council hearing

Award Funds. City Council reviews CDC recommendations at publicly noticed meeting and votes, April

- Action Plan is submitted to HUD via IDIS
- Award letters sent to subrecipients following AAP submittal, including CFDA number

Agreements. Draft agreements with subrecipients and route for signatures, Summer

- Prepare environmental documentation
- Once agreements executed, subrecipients sent notice to proceed
- Set up: Purchase orders once HUD grant agreement executed, Internal HTE and IDIS input

Grant Administration. Administer grants as required per 24 CFR Part 576

- Review and process invoices for reimbursement (see City's Administrative Directive for processing payments and Economic Development Department Payment Processing Procedures)
- Review expenditure deadlines and requirements
- Provide technical assistance to subrecipients, as needed
- Close-out projects as each one wraps up

Monitoring. Monitor subrecipients per Monitoring Schedule and Monitoring Procedures

Reporting. Follow CAPER schedule for end of year reporting requirements

- Gather accomplishment data
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
 5. Describe performance standards for evaluating ESG.

As the largest city within the San Joaquin CoC area, the City of Stockton maintains a seat on the CoC governing body and participates in consultation with the San Joaquin County Community Development Department, and other participating agencies and organizations, regarding the coordination of ESG funding, including how ESG funds are allocated and the identification of performance standards and evaluation outcomes. Under the CoC, the primary contact for the collaborative application is the Central Valley Low Income Housing Corporation (CVLIHC), which is

also responsible for administration of the Homeless Management Information System (HMIS).

Attachments

Citizen Participation Comments

APPENDIX D
Public Comments

**Public Comments Received on the
2020-2025 Consolidated Plan**

ATTACHMENT C

No.	Channel	Comment	Response
1		Regarding senior citizens, can handicap services be put in those homes (e.g., handrails)?	Yes, the City residential rehabilitation program provides residents with financial assistance with installation of accessibility improvements. The City also partners with the nonprofit agency DRAIL to provide ADA accessibility improvements. Additional narrative was added to section MA-35 to more clearly indicate that the elderly and persons with disabilities may need financial assistance to assist with installation of accessibility improvements.
2		Will these be individual homes or condos?	The types of housing are permitted to be built within the City of Stockton is determined by the General Plan and Zoning Code and not by the Consolidated Plan. The Consolidated Plan does look at the distribution of housing units by type and has identified an existing unmet need for higher density housing in Stockton, both for sale and rental, though the newly adopted General Plan significantly increased the allowed densities and incentivizes infill development.
3	March 3 rd Public Hearing	What is the plan for available parking for new affordable housing developments? Encourages the City to preserve minimum parking requirements to ensure that elderly tenants have access to transportation.	The minimum amount of parking required to be provided as part of new housing development projects is dictated by the City's Development Code, not the Consolidated Plan. Additional narrative was added to section MA-35 to highlight the need to ensure that new development projects, both for sale and rental, include parking to ensure that the elderly have access to transportation, recognizing that many areas in the City are underserved by transit.
4		When improving and increasing the supply of affordable housing, how do you keep non-Stockton residents from taking all of the available housing?	One approach is for property managers to institute a local preference. HUD permits the Housing Authority to establish local preferences and give priority to serving families that meet those criteria. The Housing Authority of San Joaquin already implements a residence preference for families who live, work, or have been hired to work within San Joaquin County.

ATTACHMENT C

5		Are the budgets set for the next five years? Can the sources and uses be changed?	Yes and no. The Consolidated Plan includes estimates of HUD entitlement allocations for the five-year period. The specific amounts available in any given year will fluctuate based on changes in HUD appropriations, program income, and hold over amounts from prior fiscal years.
6		Is there a more detailed analysis of the actual impediments vs. your recommendations?	The presentation materials for the March 3 rd public hearing included a summary of the Consolidated Plan and Analysis of Impediments process and recommendations. For a complete analysis of impediments to fair housing choice, please refer to the public review draft Analysis of Impediments report.
7		Were capital expenditure projects looked at historically by area?	For the purposes of preparing the Consolidated Plan, the City reviewed the current Capital Improvement Plan, including the prioritization of capital improvements based on existing city infrastructure needs and objectives.
8	March 3 rd Public Hearing	Did the City meet its goals and objectives under the prior five-year plan?	Some goals were met based on the quantified objectives. Others were not. Please refer to the summary Table 1 of the Executive Summary for more details.
9		How does the City determine what goals are five-year goals and how do we determine if the goals are being met?	The Consolidated Plan identifies the City's five-year goals. The actions that the City intends to take in any given year to achieve those goals are identified in the annual Action Plan. The Comprehensive Annual Performance Reports (CAPERS) report progress towards achieving the goals each year.
10		What outreach is being done to make sure that homeless persons receive the right information and resources? Homelessness does not seem to be decreasing. Homeless persons do not seem to be aware of the various resources that are available to them by the various service providers.	One of the key needs identified in the Consolidated Plan is additional outreach and coordination between homeless service providers. Homelessness is one of the City's key challenges and a primary focus of Consolidated Plan for the current planning period. The City, County and COC in collaboration are placing a renewed focus on marketing and outreach of the various homeless service programs and are jointly issuing funding NOFAS for coordinated outreach.
11		Regarding the Consolidated Plan Goals, do all the goals have the same priority?	No, the amount of dollars allocated to an activity generally reflect their relative priority as well as cost. Additional prioritization is identified throughout the document based on

ATTACHMENT C

			the Needs Assessment and Market Analysis, and also in the annual Action Plans that will be developed by the City.
12	March 3 rd Public Hearing	Would like more funding allocated to the City's Rehabilitation and Down Payment Assistance Programs.	The comment was noted. City staff have historically struggled to increase utilization of the existing down payment assistance program and have identified a continued need to prioritize improved implementation during the planning period. In the event that the city can improve utilization of that program, then it may be appropriate to consider increasing the funding allocation.
13	Sierra Club Letter	The executive summary states that the City of Stockton is the second largest city in the larger San Joaquin Valley, yet Section 2 states that the City of Stockton represents the largest incorporated community in San Joaquin County and the third largest City in the San Joaquin Valley, behind Fresno and Bakersfield. These statements require clarification.	The typo was corrected, and the executive summary updated to read "Third largest city in the larger San Joaquin Valley."
14		Section 2, page 3 has a typo in the area of demographic characterization: For example, while the proportion of residents who are under the age of 18 declined by 2.6 percent and the proportion of residents between 18 and 24 years of age declined two percent, the proportion of residents who are age 25 through 34 increased 12.1 percent. The Bold number should be added.	The typo was corrected as identified.
15		Information regarding utilities assistance programs - the Pacific Gas and Electric CARE program and California Water Service LIRA programs should be readily accessible to all residents of Stockton and links for these programs posted on the City of Stockton Housing webpage.	Added text to Action 3 on page 103 of the Analysis of Impediments to read "Maintain links on appropriate pages of the City's website that direct visitors to housing services and resources, fair housing information, and consumer information, such as information pertaining to the minimum requirement for permitted rental housing (e.g., housing quality standards) and the availability of utility assistance

ATTACHMENT C

			<i>programs and other pertinent programs and services, among other types of information."</i>
16		Plans to house the proportion of our community with young families should be a priority.	The comment was noted.
17		Translations of information are essential for these households to access services and information necessary to secure and retain housing units.	The comment was noted.
18		We recommend that the translation of all information that the City provides at housing information distribution locations and on the website be available in at least the top five languages spoken in our city other than English.	The City's goal is to increase the number of languages that the City's grants and housing information is translated into besides English. The City has recently begun to translate its NOFAs and informational information into Spanish and intends to expand the number of languages offered over the next few years.
19		The City of Stockton enforcement in these situations [involving older investor owned properties] must be more aggressive with the statistics readily available to dissuade other landlords.	Added text to Action 8 on page 104 of the Analysis of Impediments to read "Information on code enforcement cases that distinguishes between renter and owner-occupied housing should be publicly reported while also maintaining confidentiality where necessary under applicable law."
20		Of the 88% average annual code enforcement actions, no clear breakdown was provided to distinguish between owner occupied and rental. Please provide these characteristics statistics in all reports so that the community can consider actions to specifically address these code enforcement actions.	See response to comment #19.
21		The City's enforcement of the provision in Stockton Municipal Code may result in properties becoming ready to receive rental income. A Distribution of the "Other Vacant" properties should have been characterized to determine the potential of becoming occupied and thus relieving some of the City's housing needs.	The comment was noted. No detailed information of "Other Vacant" properties is publicly available through the U.S. Census Bureau. The Census definition of "Other Vacant" is available at: https://www.census.gov/housing/hvs/definitions.pdf
22		The data included did not specify the total number of housing units in the Residential Rental	This information was not available at the time of the analysis. Additional information has been requested from the

ATTACHMENT C

	Inspection Program] that self-certify, nor how many of the reported inspections represented the required 10 percent random inspection of self-certifying properties.	appropriate City department. Upon receipt staff will update the comment log to reflect the department's response.]
23	The information from 2012-2016 indicated that a significantly greater number of properties were inspected: 28,000 units vs. 2,486 units 2015-2019. The total number of violations for Quadrants 1, 3, and 4 for period 2012-2016 were 1,478 vs 1,244 in 2015-2019. Please provide an explanation of these vastly different number of inspections.	[This information was not available at the time of the analysis. Additional information has been requested from the appropriate City department. Upon receipt staff will update the comment log to reflect the department's response.]
24	Please coordinate with the City of Stockton Police Department to assess how increased police presence could be public investment to improve housing stock and increased housing availability. Despite the City of Stockton improvements, crime rates in the City are well above the statewide average.	Added the following narrative below Table 35 on page 94 of the Analysis of Impediments: <i>"In addition to crimes with a clear link to the race, religion, disability, ethnicity, or sexual orientation of the victim, the City of Stockton has overall crime rates that are well above average for cities of similar size according to the FBI UCR program statistics. These high crime rates can function as impediments to fair housing choice as they can function as a strong disincentive against moving into high crime neighborhoods that often host more affordable housing options, pushing lower-income residents into higher cost housing in safer areas. Therefore, improved law enforcement should function to broaden the assortment of housing opportunities available to lower-income households as well as improve living conditions."</i> Also added the following action on page 105: Action 16: <i>Work with the City of Stockton Police Department to improve law enforcement, particularly in areas with lower cost housing to improve access to affordable housing for lower-income households concerned with their safety and security."</i>
25	The City should develop clear factsheets for renters in several languages so that all are aware of the minimum requirements for a permitted rental housing units and an on-line list	See response to comment #15. Also added the following narrative to Action 3 on page 103 of the Analysis of Impediments: <i>"Consider establishing an on-line list of permitted rental housing units similar to that maintained by</i>

	of permitted rentals like the list that the City of Sacramento maintains.	<i>the City of Sacramento. Also ensure that the most critical information is available in several other languages."</i>
26	The Sierra Club California has also recommended local affordable housing bonds to be passed by voters by a simple majority, rather than a two-thirds majority. These funds could be used by the City of Stockton to develop a housing trust fund to supplement housing programs including housing vouchers. An analysis should be conducted to assess the willingness of Stockton property owners to fund affordable housing bonds.	Neither the Consolidated Plan nor the Analysis of Impediments have any bearing on the City's ability to pass local affordable housing bonds, nor on the standard used to define when such a measure is passed. However, the City of Stockton is currently in the process of evaluating potential funding mechanisms that may be used to capitalize a Housing Trust Fund and local affordable housing bonds are among the options under consideration.
27	Under Action 1 of the Analysis of Impediments, Multiple Language Notices should be posted with links in Spanish and three of the other top languages spoken in Stockton so that a web-based translation service can be used by non-English speaking households.	Added the following narrative to Action 1 on page 103 of the Analysis of Impediments: " <i>The City should also ensure that as much information as possible is provided in several of the top languages other than English that are spoken by Stockton residents.</i> "
28	Action 6 of the Analysis of Impediments. Financial literacy education should be added to the list of supportive services provided along with credit counseling, homebuyer counseling and education, and education on tenant rights and responsibilities for households entering or re-entering the rental market, such as formerly homeless households and those entering the homeownership market. Additionally, the City should enhance partnerships with Stockton Unified which through its School for Adults has well used programs associated with learning English and earning a high school diploma or equivalent, along with various job skill classes.	The narrative for Action 6 on page 104 of the Analysis of Impediments was modified to read "Continue to support and, where possible, expand programs that provide <i>financial literacy education, credit counseling, homebuyer counseling and education, and education on tenant rights and responsibilities</i> for households entering or re-entering the rental market, such as formerly homeless households and those entering the homeownership market. This may include providing support to SJFH, as well as other agencies and organizations, including providing funding to continue and expand existing city programs."
29	Action 9 of the Analysis of Impediments. When working with financial institutions to encourage marking of financial serves to all segments of the	Funding for lower-income households undertaking housing rehabilitation projects is already covered under Action 7 of the Analysis of Impediments. The purpose of Action 9 is to

ATTACHMENT C

	community consider adding a rehabilitation subsidy for lenders of home equity or second loans necessary for home rehabilitation belonging to lower income homeowners so that the housing stock can be maintained, avoiding code enforcement actions so common in areas with a high proportion of older homes.	affirmatively further the marketing of all types of financial services to all segments of the community. Specifically highlighting low-cost rehabilitation loans under that action would detract from the intent of the action. In order to better address this topic, the following text was added to Action 7: <i>"To the extent possible, the City should work with local financial institutions to make additional low cost financing available for both ownership and rental housing rehabilitation projects."</i>
30	Action 10: Pursue a comprehensive update of the City's development impact fees, including the Capital Facilities Fees and Community Development Department fees. The fees charged are to be commensurate with the impact and sufficient to offset departmental costs. Perhaps under certain circumstances the City might consider using some HUD funds to partially fund certain City fees and utility fees to help improve the success of various projects fulfilling HUD's mission. We understand that a new approach will be implemented that sets up "districts" in the City having different fees. Please add the Delta-Sierra Group to the list of interested parties when developing future housing plans, and when the comprehensive update of the Community Development Department fees and Capital Facility Fees study results will be discussed or presented.	The City of Stockton already provides fee deferrals and waivers for affordable housing projects using a variety of resources. The Delta-Sierra Group has been added to the list of interested parties for development of future housing plans and the anticipated updates of the City's Community Development and Capital Facility Fees.
31	Action 12: Work with local and regional public transportation service provided to expand and enhance access connections between lower income neighborhoods such as south Stockton employment centers not well served by public transit. The DSG participates in the San Joaquin County Council of Government Citizen's Advisory Committee and actively advocates for	The comment was noted.

		transportation improvements for our lower income residents. We strongly support efforts of the City to improve the livability of all areas of our community.	
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RESPONSE TO CONSOLIDATED PLAN PUBLIC COMMENTS FROM THE APRIL 28, 2020 CITY COUNCIL PUBLIC HEARING

	Comment	Response
1	Ecomment, read into the record from Jasmine Leek. As former Vice Chair of the Community Development Committee, which distributes the funds in question in this plan, I would like to raise a suggestion about public engagement during this process. I was disappointed to not be able to participate in this process as much as I would have liked.	Staff will take into consideration changing the public meeting time for the following year.

Public Comments Received on the
2020-2021 Annual Action Plan

RESPONSE TO ACTION PLAN PUBLIC COMMENTS FROM THE APRIL 28, 2020 CITY COUNCIL PUBLIC HEARING

	Comment	Response
1.	Email, read into the record from Ann Johnston. Ms. Johnston requested approval of the funding recommendation made by the City's CDC for Read to Me Stockton! and requested Council direct staff to continue to accept the use of census tract data to prove participant income eligibility of books going to children of low income families. CDC recommended \$50,000 for FY20-21 CDBG funding.	Due to Read to Me, Stockton!'s inability to collect and document individual clientele income eligibility, race/ethnicity and household information as required to document the public service activity and to comply with HUD regulations, Staff did not recommended funding of the proposed public service activity. Based on HUD guidance it was determined that Read to Me Stockton is an ineligible activity unless they can collect income verification data from each client served.
2.	Ecomment, read into the record from Graham Tweedy. He is in support of reinstatement of \$50,000 grant request for Read to Me Stockton! Without the funding, he indicated over 2,000 children would be eliminated from receiving a book each month for a year.	Staff indicated that literacy programs for the youth were valued and the work that Read to Me, Stockton! does in support of Literacy in the community. Unfortunately, in order to comply with HUD regulations regarding the collection of income verification they were ineligible for CDBG Funding at this time. Several council members have expressed that they will reach out to others to help support Read to Me, Stockton!
3.	Email read into the record from Gina. Valadez. Requesting that City Council reconsider the grant allocation allocated to Bread of Life as it considerably less than what we requested or need.	We appreciate the work that Bread of Life does to help provide food for those most in need. Unfortunately, CDBG Funds are limited and we are unable to fully fund all the grant applications.
4.	Ecomment, read into the record from Jasmine Leek. Many of the public meetings were held in the middle of the workday and it really was not possible for me to attend. One strategy I would like to suggest moving forward is an approach that had been taken by the SJ Council of Governments. They are working to build deeper relationships with community organizations to help assist with outreach. I would like to work on this further with the EDD.	Staff will take into consideration changing the public meeting time for the following year.
5.	Email, forwarded as general correspondence, from Nicholas and Pam Cutin. Urging to support Mayor Johnston's request to support the inclusion of Read to Me in approving the CDBG grants.	Staff reiterated the above response to Read to Me Stockton! Inability to meet the CDBG program requirement of verifying participant income eligibility.

6.	Email submitted by Joni Bauer. Thanking the City of Stockton for their support of Community Center for the Blind and Visually Impaired and provided an update of how they are currently utilizing the FY 19-20 CD8G Funds.	No response required.
7.	Comment by Mayor Tubbs. Why was Children's Home of Stockton grant request not funded?	Staff responded that all applications were reviewed, scored and ranked. The agency's request to fund outdoor lighting fixtures was not approved due to their application low score and ranking; additionally, the requested activity did not rise to a level of critical need.
8.	Council member comment. Why is the Downtown Infill Infrastructure Project not being recommended for funding? It was previously funded last 2 years but there were no funds allocated this year.	Staff responded that based on the program was being re-evaluated to determine its overall effectiveness. As the number of applications for funding had declined.

**ANNOTATED AGENDA
CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY/PUBLIC
FINANCING AUTHORITY/PARKING AUTHORITY CONCURRENT
MEETING OF APRIL 28, 2020**

1. CLOSED SESSION CALL TO ORDER/ROLL CALL - 4:02 PM

Note: Councilmembers Andrade, Canepa, Fugazi, Lenz, Vice Mayor Wright and Mayor Tubbs participated via WebEx teleconference.

Roll Call

Present:

Jesus Andrade

Paul Canepa

Sol Jobrack

Susan Lenz

Michael Tubbs

Absent:

Christina Fugazi , and Daniel Wright.

2. ADDITIONS TO CLOSED SESSION AGENDA

None

3. ANNOUNCEMENT OF CLOSED SESSION

3.1 20-6481 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Number of Cases: Seven Name of Case: Wells Fargo Bank v. City of Stockton (San Joaquin County Superior Court Case No. 39-2012-00277662) Name of Case: Wells Fargo Bank, National Association, as Indenture Trustee v. City of Stockton (San Joaquin County Superior Court Case No. 39-2012-00280741) Name of Case: In re City of Stockton, California - Debtor (United States Bankruptcy Court, Eastern District of California Case No. 2012-32118) Name of Case: Richard Price, et al. v. City of Stockton, Redevelopment Agency, et al. (United States District Court, Eastern District Case No. CIV.S-02-0065 LKK JFM) Name of Case: Police Lieutenant Charles Flasher (Workers' Compensation Appeals Board Case No. ADJ10214298) Name of Case: Police Lieutenant Rodney Rego (Workers' Compensation Appeals Board Case Nos. ADJ No's ADJ2401906, ADJ8249918, and ADJ9814465) Name of Case: Kurt Wilson v. City Council of Stockton, et al. (San Joaquin County Superior Court Case No. STK-CV-UVM-2019-12404) This Closed Session is authorized pursuant to section 54956.9(a) of the Government Code.

Legislation Text

Powerpoint

Approve **Motion 2020-04-28-1501**:

Accepting the Planning Commission's recommendation, and

Ordinance 2020-04-28-1501:

Amending the City of Stockton's Zoning Map (Rezone) at Assessor's Parcel Number (APN) 108-130-230 from Commercial, General (CG) to Commercial, Large-Scale (CL), in accordance with the findings of fact detailed herein.

Moved by: Paul Canepa, seconded by Jesus Andrade.

Vote: Motion carried 7-0

Yes: Jesus Andrade, Paul Canepa, Christina Fugazi, Sol Jobrack, Susan Lenz, Michael Tubbs, and Daniel Wright.

15.2 20-6317 PUBLIC HEARING: 2020-2025 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF STOCKTON FEDERAL ENTITLEMENT PROGRAMS, COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS, AND EMERGENCY SOLUTION GRANT PROGRAMS

Legislation Text

Attachment A - 2020 -2025 Consolidated Plan

Attachment B - Analysis of Impediments - Public Draft

Attachment C - Public Comments to Con Plan and A

Proposed Resolution - Consolidated Plan

Approved Resolution 2020-04-28-1502

Powerpoint

The follow person(s) submitted electronic public comment:

Jasmine Leek - eComment

eComment - submitted by Leek

Approve **Resolution 2020-04-28-1502**:

1) Approving the 2020-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice with any modifications deemed appropriate.

2) Authorizing the City Manager, or designee, to execute all documents and forward them to the U.S. Department of Housing and Urban Development, and to take

whatever actions are necessary and appropriate to carry out the purpose and intent of the resolution

Moved by: Christina Fugazi , seconded by Susan Lenz.

Vote: Motion carried 7-0

Yes: Jesus Andrade, Paul Canepa, Christina Fugazi , Sol Jobrack, Susan Lenz, Michael Tubbs, and Daniel Wright.

15.3 20-6299 PUBLIC HEARING: 2020-2021 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS, AND EMERGENCY SOLUTIONS GRANT PROGRAMS

Legislation Text

Attachment A - Grant Applications Received

Proposed Resolution - 2020-2021 Action Plan

Exhibit 1 - 20-21 Action Plan

Exhibit 2 - 20-21 Sources and Uses

Approved Resolution 2020-04-28-1503

Powerpoint

The follow persons submitted electronic public comment:

Ann Johnston, Read To Me Stockton - email, read into the record

email - submitted by Johnston

Graham Tweedy, Read To Me Stockton - eComment, read into the record

eComment - submitted by Tweedy

Gina Valdez, Bread of Life - email, read into the record

email - submitted by Valdez

Jastnine Leek - eComment, read into the record

eComment - submitted by Leek

Nicholas and Pam Curtin - email, forwarded to Council as Council Correspondence

email - submitted by Curtin

Joni D. Bauer, M.A., M.P.A., COMS - email

email - submitted by Bauer

Approve **Resolution 2020-04-28-1503**:

1. Approving the 2020-2021 Annual Action Plan for the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs with any modifications deemed appropriate by the Council; and
2. Authorizing the City Manager or designee to execute all documents and forward them to the U.S. Department of Housing and Urban Development and to take actions necessary and appropriate to carry out the purpose and intent of the resolution.

Moved by: Paul Canepa, seconded by Daniel Wright.

Vote: Motion carried 7-0

Yes: Jesus Andrade, Paul Canepa, Christina Fugazi, Sof Jobrack, Susan Lenz, Michael Tubbs, and Daniel Wright.

16. PUBLIC COMMENTS* - MATTERS NOT ON THE AGENDA

The following persons provided electronic public comment:

Mary Elizabeth - eComment, forwarded to Council as Council Correspondence

eComment - submitted by Elizabeth

Cynthia Gail Boyd - email, forwarded to Council as Council Correspondence

email - submitted by Boyd

Nancy Lamb - email, forwarded to Council as Council Correspondence

email - submitted by Lamb

Max Williams - eComment, forwarded to Council as Council Correspondence

eComment - submitted by Williams

17. CITY MANAGER'S COVID-19 UPDATE

City Manager Harry Black - weekly COVID-19 update (document filed)

COS COVID19 Council Report

18. COUNCIL COMMENTS

Councilmember Fugazi - thanked Mayor and Council about CBDG grants, would like a report; CBDG Commissioners, attendance; future commission meetings held in chambers; chicken coops; Pacific Ave and Harding, car accidents

Councilmember Lenz - reckless driving; Calaveras River and the dam, levies, homeless, needs enforcement; Bread of Life and Read To Me Stockton need funding; hair salons

Vice Mayor Wright - opening hair salons; homeless in water areas, California Water Board meeting, May 6, 2020, participating and reporting back; homicide rate, increase in domestic violence, if in immediate danger, call 911, Women's Center Phone Number (209) 941-2611

Councilmember Canepa - City Manager two new hires Maraskeshia Smith, Deputy City Manager and William Crew Community Development Director; Laurie Montes retirement

City Manager Black - William Crew, Community Development Director starts Friday; Maraskeshia Smith, Deputy City Manager, formerly with the City of Oakland; in the process of interviewing for the second Deputy City Manager

Mayor Tubbs- thanked Council: reopening, public health

Eliza Garza, City Clerk - noted communications to the Council, recommendations of the City Council Salary Setting Commission, was received prior to the meeting and distributed around the bench (document filed)

Around the Bench Memo - Salary Setting Commission Recommendations

19. ADJOURNMENT - 7:32 PM

INFORMATIONAL ITEMS

1. 20-6495 COUNCIL COMMITTEE/BOARD AND COMMISSION MINUTES

Information item only. No action taken.

Legislation Text

Civil Service Commission 2019-10-22

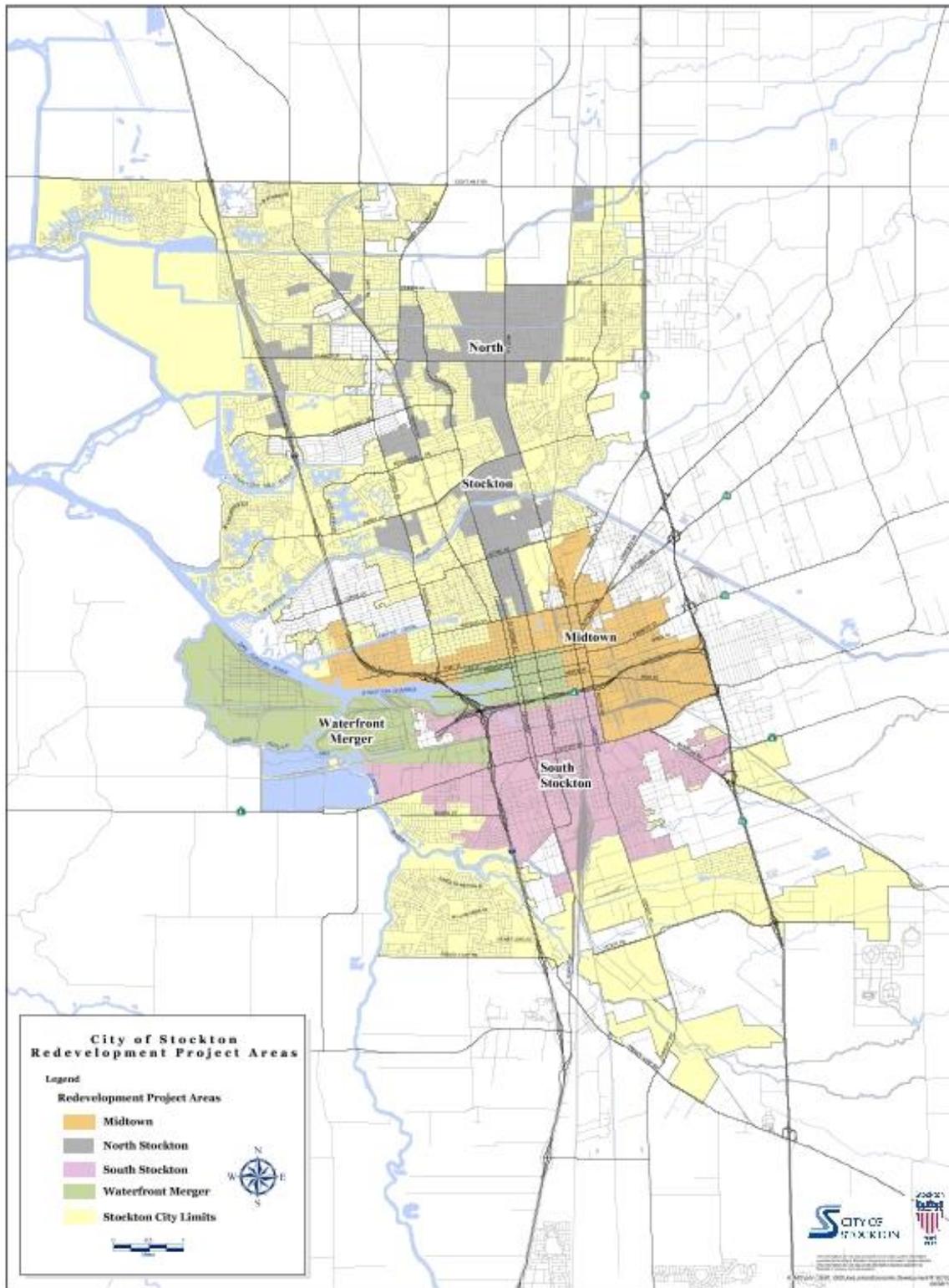
Civil Service Commission 2019-11-21

Civil Service Commission 2019-12-19

Measure W Oversight Committee 2019-05-22

Measure W Oversight Committee 2019-10-09

APPENDIX E
Redevelopment Project Area Map



Grantee Unique Appendices

APPENDIX A
Citizen Participation

Notice of Funding Availability and Public Meeting for the City of Stockton - Fiscal Year (FY) 2020-2025 Consolidated Plan and FY 2020-2021 Action Plan

Margarita Reyes <Margarita.Reyes@stocktonca.gov>

Fri 11/8/2019 6:12 PM

To: Margarita Reyes <Margarita.Reyes@stocktonca.gov>

Bcc: andersonpasc@yahoo.com <andersonpasc@yahoo.com>; asellers@gridalternatives.org <asellers@gridalternatives.org>; balloonery@sbcglobal.net <balloonery@sbcglobal.net>; barry@drail.org <barry@drail.org>; bmendelson@civilhc.org <bmendelson@civilhc.org>; bobbybivans@gmail.com <bobbybivans@gmail.com>; boozaji@yahoo.com <boozaji@yahoo.com>; ceo@stocktonshelter.org <ceo@stocktonshelter.org>; christine.corrales@gmail.com <christine.corrales@gmail.com>; cjornelas@visionaryhomebuilders.org <cjornelas@visionaryhomebuilders.org>; cmatty-cervantes@sjgov.org <cmatty-cervantes@sjgov.org>; cnoguera@cmcenters.org <cnoguera@cmcenters.org>; cwood@downtownstockton.org <cwood@downtownstockton.org>; daveatwal@gmail.com <daveatwal@gmail.com>; debra@newayoflife.org <debra@newayoflife.org>; doug@stocktonchamber.org <doug@stocktonchamber.org>; dstvision@hotmail.com <dstvision@hotmail.com>; eddie.lira@jpmchase.com <eddie.lira@jpmchase.com>; edtruit1000@att.net <edtruit1000@att.net>; efigueroa@stmarysdiningroom.org <efigueroa@stmarysdiningroom.org>

TO: ALL INTERESTED INDIVIDUALS/ORGANIZATIONS

SUBJECT: NOTICE OF FUNDING AVAILABILITY AND PUBLIC MEETING
FOR THE CITY OF STOCKTON - FISCAL YEAR (FY) 2020-2025 CONSOLIDATED PLAN
AND FY 2020-2021 ACTION PLAN

The annual application period for the City of Stockton's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds will open on Monday, November 25, 2019. On this day, interested parties are invited to pick up an application at the City of Stockton Economic Development Department, Chase Building, 400 E. Main Street, 4th Floor, Stockton, CA 95202 or on the city's website at: <http://www.stocktongov.com/government/departments/econDev/housing.html>

Completed CDBG and ESG applications are due Monday, January 6, 2020, by 5:00 pm, at the above address. Applications received after the deadline cannot be accepted (regardless of postmark date and faxes are not acceptable).

On Thursday, November 21, 2019, at 3:30 p.m. at the Stockton Memorial Civic Auditorium – North Hall 525 N. Center Street Stockton, a public meeting will be held to discuss the City of Stockton's FY 2020-2025 Draft Consolidated Plan and FY 2020-2021 Draft Action Plan, to be held before the Community Development Committee (CDC). The purpose of the meeting is to provide residents and community members an opportunity to share their thoughts regarding Stockton's housing and community development needs and to describe how the City will leverage CDBG, ESG, and HOME Investment partnership funding to address needs and meet goals outlined in the Consolidated Plan.

The City of Stockton anticipates receiving approximately \$3.3 million dollars of CDBG funding, \$290,000 of ESG funding, and approximately \$1.6 million in HOME Investment Partnership funding from the Department of Housing and Urban Development (HUD) in FY 2020-2021. These estimates are based on the City's 2019-2020 allocations, so the actual allocation may vary.

CDBG funds can be used for a variety of activities to help low- and moderate-income people and to prevent/eliminate slums and blight. Types of eligible activities for CDBG funds include, but are not limited to:

- Construction or rehabilitation of public improvements and facilities;
- Architectural barrier removal to assist the elderly and disabled;
- Public services (under specialized conditions); and
- Economic Development activities with specific benefits to low- and moderate-income persons.

ESG funds are available to agencies providing emergency shelter, homeless prevention or re-housing services to the homeless.

The City typically allocates HOME funds to housing activity types (i.e., homeowner, rental, new construction, rehabilitation and first-time homebuyer assistance). A separate NOFA was issued for specific use of these funds.

If you are disabled and require a copy of public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 N. El Dorado St, Stockton, California 95202 during normal business hours or by calling (209) 937-8459, at least 5 days in advance of the hearing/meeting.

Please feel free to contact me directly or call the Housing staff at (209) 937-8539 for information regarding any of the above-mentioned programs or the application process. Kindly forward this e-mail to any interested parties I may have inadvertently left off.

Best regards,



Margarita Reyes, Administrative Analyst

City of Stockton - Economic Development Department

400 E. Main Street, 4th Floor, Stockton, CA 95202

Margarita.Reyes@stocktonca.gov 209.937.7421





CITY OF STOCKTON

ECONOMIC DEVELOPMENT DEPARTMENT

Housing, Economic Development, Asset Management, and Parking Authority
400 East Main Street, 4th Floor • Stockton, CA 95202-3000 • 209/937-8539 • Fax 209/937-5099
www.stocktonca.gov

November 12, 2019

TO: ALL INTERESTED INDIVIDUALS/ORGANIZATIONS

SUBJECT: NOTICE OF FUNDING AVAILABILITY AND PUBLIC MEETING
FOR THE CITY OF STOCKTON - FISCAL YEAR (FY) 2020-2025 CONSOLIDATED
PLAN AND FY 2020-2021 ACTION PLAN

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<http://www.stocktongov.com/government/departments/econDev/housing.html>

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- Architectural barrier removal to assist the elderly and disabled;
- Public services (under specialized conditions); and
- Economic Development activities with specific benefits to low- and moderate-income persons.

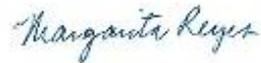
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Please call the Housing staff at (209) 937-8539 for information regarding any of the above-mentioned programs, the application or funding process.

CARRIE WRIGHT, DIRECTOR
ECONOMIC DEVELOPMENT DEPARTMENT



MARGARITA REYES, ADMINISTRATIVE ANALYST

2020-2021 MOFA Working List

City Health Care Facility Trust	John Rogak	Richard	see also Equity Team DEVELOPMENT Team	5538 LINDSAY BLVD. #4	Stockton, CA	95218 209 639 5258	566 715 0328 209 639 5258
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Updated 11/7/19

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Geneva Bell Sanford
 Mary Magdalene
 445 N. San Joaquin Street
 Stockton, CA 95202

Gary Ferguson
 Pathways for Veterans
 445 W. Weber Ave.
 Stockton, CA 95269

Michelle Rosado
 DRAIL
 501 W. Weber Ave. Suite 200-A
 Stockton, CA 95203

Edward Figueroa
 St. Mary's Dining Room
 545 W. Sonora Street
 Stockton, CA 95203

Mary Hurero
 Emergency Food Bank
 7 W Scotts Avenue
 Stockton, CA 95203

Kristen Birtwhistle
 United Way of San Joaquin
 777 N. Pershing Avenue Suite 26
 Stockton, CA 95203

Carmen Mitty-Cervantes
 S.C. Services Agency Dept. of Aging
 P.O. Box 201056
 Stockton, CA 95201

David Satterfield
 Bread of Life
 P.O. Box 446
 Stockton, CA 95204

Irwin Staller
 Delta Health Care
 P.O. Box 550
 Stockton, CA 95201

Olga Rodriguez
 Haven of Peace
 P.O. Box 724, Stockton 95201
 Stockton, CA 95201

William Brown
 Gospel Center Rescue Mission
 445 S. San Joaquin Street
 Stockton, CA 95203

Peter W. Ragsdale
 Housing Authority of San Joaquin County
 448 S. Center Street
 Stockton, CA 95201

Barry Smith
 DRAIL
 501 W. Weber Ave. Suite 200-A
 Stockton, CA 95203

Nate McBride
 SC Delta College Small Business Dev't
 56 S Lincoln Street
 Stockton, CA 95203

Christine Noguera
 Community Medical Centers, Inc.
 7210 Murray Drive
 Stockton, CA 95210

Yolanda Blenavides
 H.O.P.E.
 920 N. Hunter Street
 Stockton, CA 95202

Michael Miller
 S.C. Services Agency Dept. of Aging
 P.O. Box 201056
 Stockton, CA 95201

Gina Valadez
 Bread of Life
 P.O. Box 446
 Stockton, CA 95204

Mary Butts
 Dignity's Alcove
 P.O. Box 6361, Stockton 95206
 Stockton, CA 95206

Lt. Juan Oregel
 Salvation Army
 PO Box 848
 Stockton, CA 95205

Wayne Richardson
 Gospel Center Rescue Mission
 445 S. San Joaquin Street
 Stockton, CA 95203

Karen Anderson
 Parents for Academics and Social Chang
 4484 Helen Oaks Circle
 Stockton, CA 95210

Medo Munoz
 Last Chance Inc. of Stockton
 535 West Vine Street
 Stockton, CA 95203

Krista Flier
 Women's Center - Youth & Family Servis
 620 North San Joaquin Street
 Stockton, CA 95202

Paul Shane
 Friends Outside
 7772 Murray Drive
 Stockton, CA 95210

Lindy Turner-Hardin
 Child Abuse Prevention Council
 P.O. Box 1257
 Stockton, CA 95201

Tom Amato
 People & Congregations Together (PACT)
 P.O. Box 4102
 Stockton, CA 95204

Dale Benner
 New Directions
 P.O. Box 5070
 Stockton, CA 95205

Pat Woods
 Pat Woods Associates, LLC
 P.O. Box 660171
 Sacramento, CA 95866



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John Shores
 Habitat for Humanity of SJC
 1038 W. Fremont Street
 Stockton, CA 95203
 Pau Rodrigues
 Second Harvest Food Bank
 1220 Vanderbilt Circle
 Manteca, CA 95337
 Clarisse Lowry
 Downtown Stockton Alliance
 125 Bridge Place, 3rd Floor
 Stockton, CA 95202
 Fred Qurefontang
 1404 Seneca Place
 Modesto, CA 95358

Dwayne White
 2007 S. Pilgrim Street
 Stockton, CA 95304

Calvin Jones
 2421 Hall Ave.
 Stockton, CA 95205

Michelle Galvan
 Community Center for the Blind
 2453 Grand Canal Blvd. Ste. 5
 Stockton, CA 95207

Jamie Guerrero
 Kelly's Angels
 343 E. Main Street, #305
 Stockton, CA 95202

Sevanna Koeurt
 APSARA
 3830 N. Alvarado Avenue
 Stockton, CA 95204

Ed Truitt
 4115 Giselle Lane
 Stockton, CA 95206

Phillip Lan
 Bay Valley Tech
 110 N San Joaquin St, 2nd Floor
 Stockton, CA 95202
 Kirsten Salas
 Second Harvest Food Bank
 1220 Vanderbilt Circle
 Manteca, CA 95337
 David Miller
 Goodwill Industries
 129 South Grant Street
 Stockton, CA 95202
 New Way Of Life
 160 De Paul Drive
 Vallejo, CA 94589

Amy Steffert
 Goodstack Productions
 2353 Pacific Avenue, Suite A
 Stockton, CA 95204

Bill Mendolson
 Central Valley Low Income Housing Corp.
 2431 W March Lane #350
 Stockton, CA 95207

José Rodriguez
 Council for the Spanish Speaking
 308 N. California Street
 Stockton, CA 95202

Minister H. Jacobs Conton
 Greater Faith Baptist Church
 345 West Worth Street
 Stockton, CA 95205

Barbara Tognol
 Hospice of San Joaquin
 3888 Pacific Avenue
 Stockton, CA 95204

Robert Munoz
 San Joaquin Fair Housing
 421 S El Dorado Street
 Stockton, CA 95203

Fred Shell
 Stand Affordable Housing
 1209 E Eighth St, Stockton 95208
 Stockton, CA 95206
 Michael Huber
 Downtown Stockton Alliance
 125 Bridge Place, 3rd Floor
 Stockton, CA 95202
 Ann Johnston
 Read to Me
 1346 E Harding Way
 Stockton, CA 95205

Mary Ocegueda
 Hawkins-Thompson Child Care Center
 18 East First Street
 Tracy, CA 95376
 Esther Chan
 Jene Wah, Incorporated
 238 E. Church Street
 Stockton, CA 95203

Joni Bauer
 Community Center for the Blind
 2453 Grand Canal Blvd. Ste. 5
 Stockton, CA 95207

Paula Shell
 Tuleberg Press
 343 E. Main Street, #101
 Stockton, CA 95202

Karen Murray
 Sowa Seed Community Foundation
 35 E. 10th Street, D1
 Tracy, CA 95376

JoLyn McMillan
 Stockton Shelter for the Homeless
 411 S. Harrison Street
 Stockton, CA 95203

Joe'le Gamet
 Children's Home of Stockton
 430 N. Pilgrim Street
 Stockton, CA 95205



Laser 5160®

THE RECORD
PROOF OF PUBLICATION

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

THE UNDERSIGNED SAYS:

I am a citizen of the United States and a resident of San Joaquin County; I am over the age of 18 years and not a part to or interested in the above-entitled matter. I am the principal clerk of the printer of THE RECORD, a newspaper of general publication, printed and published daily in the City of Stockton, County of San Joaquin by the Superior Court of the County of San Joaquin, State of California, under the date of February 28, 1952, File No. 52857, San Joaquin County Records; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published each regular and entire issue of said newspaper and not in any supplement thereof on the following dates,
To wit,

November 11 2019

I declare under penalty of perjury that the foregoing is true and correct.
Executed on November 11, 2019 in
Stockton California

Delailan Little,
The Record

0000185594

NOTICE OF FUNDING AVAILABILITY AND PUBLIC MEETING
THE FISCAL YEAR (FY) 2020-2022 CONSOLIDATED PLAN
THE FY 2020-2021 ACTION PLAN
FOR THE CITY OF STOCKTON

NOTICE IS HEREBY GIVEN that on Thursday, November 21, 2019, at 2:00 pm at the Stockton Memorial Civic Auditorium, North Hall, 525 N. Center Street, Stockton, a public meeting will be held to discuss the City of Stockton's FY 2020-2022 Draft Consolidated Plan and FY 2020-2021 Draft Action Plan. The purpose of the meeting is to provide residents and community members an opportunity to share their thoughts regarding Stockton's housing and community development needs and to discuss how the City will leverage Community Development Block Grant (CDBG), Emergency Supplemental Grant (ESG), and HOME Investment Partnership funding to address needs and meet goals outlined in the Consolidated Plan. The City anticipates receiving approximately \$5.3 million dollars of CDBG funding, \$240,000 of ESG funding, and approximately \$1.2 million in HOME investment Partnership funding from the Department of Housing and Urban Development (HUD) in FY 2020-2021. CDBG funds can be used for a variety of activities to help low- and moderate-income people and to provide affordable shelter and health. ESG funds are available to agencies providing emergency shelter, homeless prevention or housing services to the homeless. The City typically allocates HOME funds to housing activity types (i.e., homeowner, rental, new construction, rehabilitation and in-home homebuyer assistance). A specific NOFA was issued for specific use of these funds. Applications for the use of CDBG and ESG funds will be available to the public on November 25, 2019 on-line at <http://www.stocktonca.com/government/departments/economicDevelopment> or at the City of Stockton Economic Development Department, Concrete applications must be submitted to the City of Stockton Economic Development Department, 400 E. Main Street, 4th Floor, Stockton, CA 95202 on or before January 6, 2020, by 5:00 pm. Applications received after the deadline cannot be accepted. Postmarks and faxes are not acceptable. If you are disabled and require a copy of public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format, or if you require other accommodation, please contact the Office of the City Clerk located at 425 N. El Corral 35, Stockton, California 95202 during normal business hours or by calling (209)897-5456, at least 5 days in advance of the hearing/meeting. You may contact the Economic Development Department at (209)897-5200 for information regarding any of the above-mentioned programs or the application process.

ELIZABETH GARTZA, CMC
CITY CLERK
CITY OF STOCKTON

4185594 11/11/2019



**THE RECORD
PROOF OF PUBLICATION**

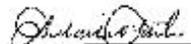
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

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To wit,

February 17 2020

I declare under penalty of perjury that the foregoing is true and correct.
Executed on February 17, 2020 in
Stockton California


Delilah Little,
The Record

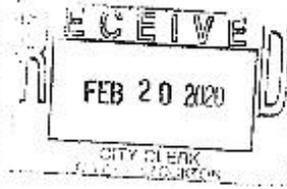
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**PUBLIC NOTICE
CITY OF STOCKTON 2020-2025 CONSOLIDATED PLAN AND
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

The 2020-2025 Consolidated Plan describes the City's identified priorities in addressing housing and community needs and identifies the implementation and accountability of meeting its stated goals and objectives for three Federal Grant Assistance Programs under the U.S. Department of Housing and Urban Development: HUD, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) through annual action plans and annual performance evaluation reports. As part of the Consolidated Plan, an Analysis of Impediments to Fair Housing Choice is required to provide an assessment of barriers and impediments to the housing choice. Copies of the draft 2020-2025 Consolidated Plan and one of the Analysis of Impediments to Fair Housing Choice will be available to the public on or after February 17, 2020, at the following accessible locations: Economic Development Department, 400 E. Main St., 4th Floor, Stockton, Coahuila Central Library, 605 N El Dorado St., Stockton CA 95202 or online at www.stocktonca.gov/housing. All interested parties are invited to provide comments. The 30-day comment period begins on February 17, 2020 and ends on March 17, 2020. If you are disabled and require a copy of this public notice, in an appropriate alternative format, or if you require other accommodations, please contact the Office of the City Clerk located at 400 N El Dorado St., Stockton, CA 95202 during normal business hours or by calling (209) 938-8489. All written comments on the 2020-2025 Consolidated Plan must be received on or before March 17, 2020, by 5:00 pm, and are to be sent to: Ty Wilson-Rodriguez, Housing Manager, City of Stockton, Economic Development Department, 400 E. Main St., 4th Floor, Stockton, CA 95202. Oral comments may be made at the public hearing scheduled for 5:30 pm on April 14, 2020, City Council Chambers, City Hall, 485 N El Dorado St., Stockton, CA. The purpose of the public hearing is to give citizens an opportunity to comment on the documents. Following public hearing, the City Council will take final action by adopting the Consolidated Plan and Analysis of Impediments to Fair Housing Choice as presented or modify as the Council deems appropriate.

ELIZA R. GARZA, CMC
CITY CLERK
CITY OF STOCKTON

#180039 2/17/20



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PROOF OF PUBLICATION**

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March 27 2020

I declare under penalty of perjury that the foregoing is true and correct.
Executed on March 27, 2020 in
Stockton California

Deborah L. Jirle

Deborah L. Jirle,
The Record

000185823

**NOTICE OF PUBLIC HEARING
CITY OF STOCKTON 2020-2021 ACTION PLAN
2020-2023 CONSOLIDATED PLAN**

A draft of the City of Stockton's 2020-2023 Consolidated Plan and 2020-2021 Action Plan are available for public review. The Action Plan identifies the specific projects that will be funded during the year to help accomplish the goals of the 2020-2023 Consolidated Plan. The 2020-2021 Action Plan includes recommended allocations of funds for three HUD Programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG).

The draft Action Plan for 2020-2021 contains the following recommended allocation of funds:

RESOURCES OF FUNDS	CDBG	HOME	ESG
New Entrant	\$ 9,429,050	\$ 1,994,173	\$ 292,582
Projected Program Income	\$ 175,000	\$ 200,000	N/A
Unappropriated Funds	\$ 300,000	\$ 0	N/A
Successor Agency Repayment	\$ 2,867,301	N/A	N/A
Total Sources	\$ 12,971,351	\$ 1,794,173	\$ 292,582
USES OF FUNDS			
Administration	\$ 1,432,143	\$ 179,417	\$ 10,000
Program Delivery/Operation	\$ 300,000	\$ 100,000	N/A
Emergency Repair Program	\$ 100,000	N/A	N/A
Homeless Initiative Program	\$ 200,000	N/A	N/A
Outgoing Loan Programs	\$ 707,258	\$ 1,276,690	N/A
CDBG Self-Aids	N/A	\$ 238,126	N/A
HUD-Recipient Assistance	\$ 245,000	N/A	\$ 292,582
Economic Development Programs	\$ 1,025,000	N/A	N/A
Debt Service Section 108 Loan Repayment	\$ 1,851,338	N/A	N/A
Total Uses	\$ 9,660,741	\$ 1,794,173	\$ 292,582

Copies of the draft 2020-2023 Consolidated Plan and 2020-2021 Action Plan will be available to the public on or after March 27, 2020, on-line at www.stockton.ca.gov/housing. All interested parties are invited to provide comments.

The public comment review for the Consolidated Plan has been extended. Two sections were added to the draft 2020-2023 Consolidated Plan in response to new HUD requirements: Broadband Access and Homeless Initiative. All written comments on the 2020-2023 Consolidated Plan must be received on or before April 27, 2020, by 5:00 pm, and are to be sent to Ty Wilson-Rodinson, Housing Manager, City of Stockton, Economic Development Department, 400 E Main St, 4th Floor, Stockton, CA 95202.

PUBLIC COMMENTS: The 30-day comment period on the Action Plan begins on March 27, 2020 and ends on April 27, 2020. Comments can be made either via email or by mail. Written or email comments must be received before the end of the review period and should be sent to the City of Stockton, Economic Development Department, 400 E Main St, 4th Floor, Stockton, CA 95202 or by email to Ty Wilson-Rodinson, Housing Manager at Ty.Wilson-Rodinson@stockton.ca.gov.

The public hearing for both the 2020-2023 Consolidated Plan and 2020-2021 Action Plan is tentatively set for 5:30 pm on April 28, 2020, City Council Chambers, City Hall, 425 N. El Dorado Street, Stockton, CA.

During this time of local health concerns, the City of Stockton is following the guidelines as issued by the State of California Executive Order N-20-21 and N-20-20. Due to these concerns, public comments are temporarily limited to electronic participation.

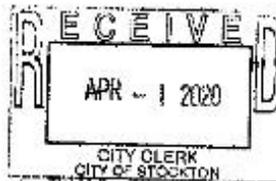
1. You are strongly encouraged to observe the live stream of the City Council meetings at <http://www.stockton.gov/coc/government/meetings/onlineMeetings.html>
2. eComment - click <http://stockton.ca.gov/onlineMeetings> to submit eComment(s) prior to a meeting. New users, follow the instructions to create an account.
3. If you wish to make a comment after the meeting has begun, please submit your comment via email to the City Clerk at CityClerk@stockton.ca.gov or call (209) 907-8458. Your comment will be shared with the City Council and placed into the record at the Council meeting.

The purpose of the public hearing is to allow citizens an opportunity to comment on the document. Following the public hearing, the Council will take final action by adopting the Action Plan as presented or modify as the Council deems appropriate.

If you are disabled and require a copy of the public notice, in an appropriate alternative format, or if you need other accommodation, please contact the Office of the City Clerk located at 425 N. El Dorado St, Stockton, CA 95202 during regular business hours or by calling (209) 907-8458.

ELIZA R. GARZA, CMC
CITY CLERK
CITY OF STOCKTON

#185823 3/27/20



Small Business Success: Recruiting and Retaining Talent

Employee benefits can help you attract the right employees for your business, and they don't have to cost you a penny

By Mike S. Harris, Jr., CEO
As a small business owner, you understand that finding and keeping the right employees are essential to your success. And, you're likely aware of growing and increasing your bottom line. So, how do you accomplish these goals while remaining competitive? The answer may surprise you. Offer your current and potential employees of fresh benefits that they can only get through you — their employer.

What are Group Voluntary Benefits? Group Voluntary benefits are supplemental insurance options that help employees and their families protect their finances when unplanned expenses associated with a medical event arise. Types of Group Voluntary coverage include Accident, Critical Illness, Life, Life and Hospital Indemnity. Additionally, legal support and IT. Their presence are rapidly becoming popular choices of Voluntary

benefits. Insured employees, covered family members or their beneficiaries may use their Group Voluntary cash benefits for wages, deductions, travel costs or for anything they wish. There are no restrictions as to how the money is used.

While it may not be possible to offer large salaries to your associates, perks such as Group Voluntary benefits are increasingly becoming attractive solutions for employers and employees. Lydia Hink, director of voluntary benefits for Willis Towers Watson often calls compelling support for Group Voluntary. "These benefits are a cost-efficient way to provide additional coverage on employees, and they can help employees attract and retain talented employees, many of whom need to improve to employees who offer choice and flexibility," she says.

Group Voluntary benefits help protect your employees' financial and help

differentiate you from the employer risk. Plus, they're employee paid so there's no effect on your bottom line. Additionally, employees realize the savings of added protection with discounted pricing. "Employees on the other hand, get great value in voluntary benefits, which they are able to purchase through their employer at a lower group rate compared with on the individual market," says Hink.

Why Offer Group Voluntary Benefits?

Employee Advantages:
Key cash benefits that correspond with covered conditions, accidents, diagnosis, loss of a primary provider and more.

Benefits can be used for gaps in major medical coverage, transportation costs, or to lower the covered employee's out-of-pocket costs.

Affordable group premiums are only available through you, their em-

ployer, subsequent payroll deduction. **Employer Advantages:**

No impact on your bottom line (premiums are employee-paid).
Remains non-branch position, helping you reduce employment issues and retain top talent.

Increased employee satisfaction and workplace engagement.

Ultimately, Group Voluntary coverage options can help give financial support to your employees when they need it most. And, as options grow, employees are given greater flexibility and choice in the voluntary market. "It's from more about protecting your business and showing your employees that you care, with our Modern Accident idea."

*Mr. Harris is a Social Finance Advisor specializing in Voluntary Benefits. He would like to Modern Small Business owner in San Joaquin County. modsmallbiz.com, 209-472-8743. **Voluntary Benefits. Are you, the good benefit?** bit.ly/2wz1000*

Modesto Area Express to Offer Free Rides on Veterans Day

Modesto, CA — Modesto Area Express (MAX) announced today that all riders on MAX fixed route buses will be free for passengers on Veterans Day, Monday, November 11, 2018. This includes MAX's "BART" Connector Express and MAX to AC&B Connector Express, but not the Modesto Area Dial-a-Ride (MADAR) service. All

MAX vehicles are available to individuals with disabilities as required by the Americans with Disabilities Act (ADA).

Funding for the free ride promotion is made possible through a grant from the California Department of Transportation (Caltrans) under the Low-Carbon Transit Operations Program (LCTOP).

"This is a great opportunity for Modesto residents to ride with and thank the brave men and women in our community who have served in our armed forces," said Adam Barth, MAX's Transit Manager. "MAX is free for the day to allow us to come together as a community."

Riders are encouraged to make the most of this free ride promotion by planning their trips in advance. Trip planning tools are available on the MAX website, as well as through smartphone apps such as myBART. These tools make it easy to determine the closest bus stop, the correct route, and to receive real-time bus arrival information.

MAX has provided 41 free-ride days in 2018 through its Free Ride on Veterans Day and Free Ride on West Campus. The effort is leading to an

increase in ridership. July 2018 bus trips on MAX fixed route (noted by 62 percent over the previous year. Free Ride Week followed from October 6 through 13, 2018 resulted in 56,859 MAX bus trips. This was an increase of 51 percent over the same week in 2017.

MAX was founded in 1973 and is the primary public transportation provider for the Modesto, California Area. MAX serves 70 routes, operates 7 days a week, and transports approximately 2,800,000 passengers annually with 17 fixed route buses. In addition to MAX, the City of Modesto provides a special demand response transportation service 7 days a week, every day of the year, for registered seniors and qualified disabled residents of the Modesto Urban Area. For more information, visit www.modestoexpress.com or call 209-531-3274.

AVISO DE DISPONIBILIDAD DE FINANCIACIÓN Y REUNIÓN PÚBLICA EL AÑO FISCAL (AF) PLAN CONSOLIDADO 2020-2025 EL PLAN DE ACCIÓN FY 2020-2021 POR LA CIUDAD DE STOCKTON

REUNIÓN EN ESTE AVISO DE CUALquier, 21 de noviembre de 2018 a las 1:00 pm en el Auditorio City Center de Stockton - North Hwy. 325 N., Center Street Stockton, CA. Para más información, visite www.cityofstockton.com o llame al 209-531-3274. El Programa de Planificación de la Ciudad de Stockton, en conjunto con la reunión de los residentes y miembros de la comunidad la oportunidad de compartir sus opiniones sobre el presupuesto municipal y el plan de acción de la ciudad de Stockton y discutir cómo la Ciudad mejorará el Servicio de Desarrollo Comunitario (CUD) y el Servicio para Sociedades de Emergencia (SES) y la financiación de la prestación de servicios (HSE) por medio de los procedimientos y otros asuntos objeto de debate en el Plan Consolado.

La Ciudad de Stockton prevé recibir aproximadamente \$1.5 mil millones de dólares de fondos de CUD y SES, de los fondos HSE y aproximadamente \$1.8 mil millones de fondos de HSE y SES, en el marco del Decenio de la Ciudad y Desarrollo Urbano (CUD) en el año fiscal 2020-2021.

Los fondos de CUD pueden usarse para una variedad de actividades para apoyar a los socios de la industria y proveedores de bienes y servicios, así como para apoyar a los socios de la industria y proveedores de bienes y servicios. Los fondos de SES están disponibles para apoyar a los socios de la industria y proveedores de bienes y servicios, así como para apoyar a los socios de la industria y proveedores de bienes y servicios. La Ciudad espera recibir aproximadamente \$1.8 mil millones de dólares de fondos de HSE y SES, en el marco del Decenio de la Ciudad y Desarrollo Urbano (CUD) en el año fiscal 2020-2021. Los fondos de HSE y SES están disponibles para apoyar a los socios de la industria y proveedores de bienes y servicios, así como para apoyar a los socios de la industria y proveedores de bienes y servicios.

Las solicitudes para el uso de fondos CUD y SES deben dirigirse al personal de la Ciudad de Stockton al 209-531-3274 en línea en www.cityofstockton.com o por correo electrónico a info@cityofstockton.com. Las solicitudes de financiación de la Ciudad de Stockton, en conjunto con la reunión de los residentes y miembros de la comunidad la oportunidad de compartir sus opiniones sobre el presupuesto municipal y el plan de acción de la ciudad de Stockton y discutir cómo la Ciudad mejorará el Servicio de Desarrollo Comunitario (CUD) y el Servicio para Sociedades de Emergencia (SES) y la financiación de la prestación de servicios (HSE) por medio de los procedimientos y otros asuntos objeto de debate en el Plan Consolado.

Si una disponibilidad y desea la una copia del año de su ciudad o una agente por teléfono de servicio al cliente, por favor llame al 209-531-3274 o visite www.cityofstockton.com. El personal de la Ciudad de Stockton, en conjunto con la reunión de los residentes y miembros de la comunidad la oportunidad de compartir sus opiniones sobre el presupuesto municipal y el plan de acción de la ciudad de Stockton y discutir cómo la Ciudad mejorará el Servicio de Desarrollo Comunitario (CUD) y el Servicio para Sociedades de Emergencia (SES) y la financiación de la prestación de servicios (HSE) por medio de los procedimientos y otros asuntos objeto de debate en el Plan Consolado.

En contacto con el Departamento de Desarrollo Económico al 209-531-3274 para obtener información adicional de los programas mencionados anteriormente o el personal de HSE.

ELISA R. GARZA, CEO
Ciudad de Stockton



Adopt Children Waiting in Foster Care Event in November

The 24th Annual "Adoption Sunday" will be held on Sunday, November 25, 2018, beginning at 9:00 am in Department 30 of the Superior Court of California, County of San Joaquin located at 100 E. Weber Ave. in Stockton, CA 95202. San Joaquin County will celebrate National Adoption Month on "Adoption Sunday," when the courts open their doors to facilitate the adoption of children currently in foster care, helping to reunite their former family. The Honorable Judge Barbara Rowland and the Honorable Judge Michael Coughlin will preside over the occasion.

National Adoption Day is a collective national effort to raise awareness of the more than 130,000 children in foster care waiting to find permanent, loving family. This annual one-day event has made the drama of these sorts of children come true by working with policy makers, practitioners, and advocates to facilitate adoption and create and enhance adoptive families.

This year the National Adoption Day Coalition expects 4,000 foster children to be adopted on National Adoption Day on November 24, 2018 to a foster family. This figure includes nearly 1200 children in San Joaquin County who are growing up without a permanent family of their own. They entered the foster care system through no fault of their own, as a result of child abuse, neglect, or abandonment.

Every child deserves the chance to thrive in a loving, permanent family, which is why we are actively encouraging the community to consider foster care and adoption. Everyone can make a difference, either by adopting a child, from foster care or by supporting the work of agencies finding homes for waiting children.

For more information about adopting a waiting child in San Joaquin County, contact the Human Services Agency at 209-461-0155. The results it tried to avoid this event.

Regalos

www.stocktonca.gov



Plan Consolidado 2020-2025 de la Ciudad de Stockton y análisis de impedimentos para la elección de vivienda justa

El Plan Consolidado 2020-2025 describe las prioridades administrativas de la Ciudad para mejorar las necesidades de vivienda y de la comunidad y facilitar la implementación y la representatividad de cumplir con sus metas y objetivos establecidos para tres Programas de Derecho de Vivienda en el Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE.UU. Community Development Block Grant (CDBG) - subvención estatal de desarrollo comunitario, HOME Investment Partnerships (HOME) - asociación de inversión en el hogar y Emergency Solutions Grant (ESG) - concesión de subsidios de emergencia a través de planes de acción anuales e informes anuales de evaluación del desempeño. Cada parte del Plan Consolidado se evaluará en Análisis de Impedimentos para la Elección de Vivienda Justa para proporcionar una evaluación de las barreras e impedimentos para la elección de vivienda justa.

Las partes del borrador del Plan Consolidado 2020-2025 y el borrador del Análisis de Impedimentos para la elección de vivienda justa estarán disponibles para el público a partir del 17 de febrero de 2020, en los siguientes lugares accesibles: Departamento de Desarrollo Económico, 400 E. Main Street, Paso 4, Stockton, Biblioteca Central Chávez, 805 N. El Dorado Street, Stockton, CA 95202, o un libro en www.stocktonca.gov/industry. Todas las partes financieras están disponibles a través de www.stocktonca.gov/industry. El período de comentarios de 30 días comienza el 17 de febrero de 2020 y finaliza el 17 de marzo de 2020.

Si está discapacitado y necesita una copia de este aviso público, en un idioma alternativo apropiado o si necesita una adaptación, comuníquese con la Oficina de la Secretaría Municipal ubicada en 425 N. El Dorado St., Stockton, CA 95202 durante el horario comercial (9:00 a.m. a 5:00 p.m.) al (209) 937-3459.

Todos los comentarios escritos sobre el Plan Consolidado 2020-2025 deben recibirse antes del 17 de marzo de 2020, antes de las 5:00 p.m., y deben enviarse a: ty.wilson@stocktonca.gov, Oficina de Vivienda, Ciudad de Stockton, Departamento de Investigación Económica, 400 E. Main Street, 4to piso, Stockton, CA 95202. Se pueden hacer comentarios anónimos en la audiencia pública, programada para las 5:00 p.m. del 17 de abril de 2020. Comentarios del Consejo Municipal, Ayuntamiento, 425 N. El Dorado Street, Stockton, CA. El propósito de la audiencia pública es dar a los ciudadanos la oportunidad de comentar sobre los documentos. Después de la audiencia pública, el Consejo Municipal tomará las medidas finales al adoptar el Plan Consolidado y al revisar los documentos para la elección de vivienda justa, tal como se presenta y modifica según se considere apropiado al Consejo.

LUZA R. GARZA, G.M.C.
Secretaría Municipal
CIUDAD DE STOCKTON

Este período de tiempo es un primer paso de revisión para ella.

“Indio le estaba sucediendo a la gente, vivían perdidos sus hogares”, dijo. “Había tanta gente que prometía modificaciones de préstamo y reducciones de capital”.

“Debido a que los bancos dramáticamente poco a sus clientes, Palacios decidió que ya no podía trabajar para un temporizador. Entonces abrió una oficina de San Mateo en Stockton y trabajó mano a mano con el congresista Jerry McNamara, funcionarios de la ciudad, Neighborhood Work y otros socios y ayudó a guiar a las personas a través de la crisis de elección hipotecaria.”

“Fue en la capital de ejecución hipotecaria de los Estados Unidos, por lo que fue realmente desafiador”, dijo Palacios. “Opreta a proveer la experiencia de un lado del escritorio, tomar el otro lado del escritorio.”

Palacios trabajó en prevención de ejecuciones hipotecarias entre 2006 y 2016 y luego formó un nuevo estudio en su carrera profesional al unirse al Departamento de Mercado Laboral de New York City.

“Cuando la crisis de ejecución hipotecaria se estropea, pronto después de eso, una vez que se acabó el dinero, me vine a vivir a Stockton y me vine a trabajar a ayudar a las personas, dijo. “Ese trabajo de salvar los hogares nos en, educar a los miembros para nosotros”.

“Pero, importante que los líderes deben entender cómo escribir sus artículos”, dijo Palacios. “Continuando como coautor y portavoz”.

“Estaron los días en que podíamos sacar ese dinero debajo de un cojón, definitivamente tenemos que planificar”, Cortes Garza se unió a New York e en abril de 2019 y dijo que no podía estar más contenta de tener a Palacios en su equipo.

“Party ha sido un regalo del cielo a trabajar”, dijo Cortes Garza. “Ella es muy dedicada, ella es muy leal y rematadamente involucrada y comprometida con la comunidad. Eso es lo que convierte en un gran actor para nosotros. Siempre está en las reuniones y realmente demuestra lo importante que es que los líderes construyan futuro financiero y comprendan el rol financiero. Ella hace un trabajo increíble al comunicar nuestra visión a la comunidad.”

Palacios nació en Mexicali, Baja California, México, y se mudó a Stockton con su familia cuando tenía 9 años, graduó de Franklin High School y trabajó en DePaul College.

Trabajó como agente de custodia y se la encontró con una familia que se mudó a Stockton. “Ella me enseñó a hablar inglés, por lo que su hijo de 12 años estaba leyendo y básicamente leyendo, dice. “Ella me enseñó a leer y me enseñó a leer, dice. “Ella me enseñó a leer y me enseñó a leer, dice.”

Palacios trabajó a la gente a través de la crisis de ejecución hipotecaria que acabó en 2008 y 2009 y particularmente ahora en Stockton.

Resolution No. 2020-04-28-1502

STOCKTON CITY COUNCIL

RESOLUTION APPROVING AND ADOPTING THE 2020-2025 CONSOLIDATED PLAN AND THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS, AND EMERGENCY SOLUTION GRANT PROGRAMS AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS AND FORWARD THEM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Title I of the Housing and Community Development Act of 1974 ("Act") finds and declares that the future welfare of the nation and the well-being of its citizens depends upon establishing and maintaining viable urban communities as social, economic, and political entities and requires systematic and sustained action by federal, state, and local governments to eliminate blight and conserve and renew older urban areas in order to improve the living conditions and environment of low and moderate income families and to develop new centers of population growth and economic activity; and

Of utmost importance to the welfare of the community and a vital concern under the Act with regard to persons of low and moderate income is eliminating slums and blight, preventing blighting influence, and preventing the deterioration of private property, neighborhoods, and community facilities; and

The elimination of conditions that are detrimental to the health, safety, and public welfare through code enforcement, acquisition, demolition, rehabilitation assistance, community development, and related activities are vital concerns to the City of Stockton ("City"); and

In compliance with 24 CFR, Parts 91, 92, 570, and 576, which address the Consolidated Submission for Community Planning and Development Programs, the City prepared a Consolidated Plan for Community Development Block Grant ("CDBG"), Home Investment Partnerships ("HOME"), and Emergency Solution Grant ("ESG") Programs; and

The Consolidated Plan is the City's five-year planning document for CDBG, HOME and ESG funds, which provides an assessment of local housing conditions and a long-term strategy for addressing community needs; and

The Consolidated Plan regulations (24 CFR 91) require each state and local government to submit a certification that it is affirmatively furthering fair housing which means that it will conduct an analysis of impediments to fair housing choice and take appropriate actions to overcome the effects of impediments identified through that analysis; and

On February 17, 2020, a notice that the 2020-2025 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice were available for review was published in The Record, the local newspaper of general circulation, and posted in public places, thereby beginning a 30-day period for citizens to review and comment on the draft plans; and

On March 27, 2020, a notice that the 2020-2025 Consolidated Plan's public comment review period was extended, as two sections were added in response to new HUD requirements – Broadband Access and Natural Hazards Resilience – was published in The Record, the local newspaper of general circulation, and posted in public places, thereby extending the 30-day period for citizens to review and comment on the draft plans; and

The City's application for funds under the CDBG, HOME, and ESG Programs, which include the Consolidated Plan, Analysis of Impediments, and the One-Year Action Plan, must be filed with the United States Department of Housing and Urban Development ("HUD") on or before May 15, 2020; and

On April 28, 2020, the City Council held a public hearing during which staff presented an overview of the elements of the proposed Consolidated Plan, and Analysis of Impediments to Fair Housing Choice, and citizens were provided an opportunity to comment and all persons requesting to be heard were heard and their comments considered; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council hereby approves the 2020-2025 Consolidated Plan, and Analysis of Impediments to Fair Housing Choice for the CDBG, HOME, and ESG Programs, all of which are on file with the Office of the City Clerk and the Economic Development Department.
2. The City Manager is hereby authorized to take such action as necessary and appropriate to file the 2020-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice.

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3. The City Council hereby assures the United States of America and the Secretary of HUD that the City, as the applicant, shall:

a. Fully comply with the HUD regulations effectuated by Title VI of the Civil Rights Act of 1964.

b. Fully comply with the federal labor standards imposed under Title VII of the Housing and Community Development Act of 1977.

The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED April 28, 2020.



MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:





ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

Resolution No. 2020-04-28-1503

STOCKTON CITY COUNCIL

RESOLUTION APPROVING AND ADOPTING THE 2020-2021 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME, AND EMERGENCY SOLUTIONS GRANT PROGRAMS

Title I of the Housing and Community Development Act of 1974 ("Act") finds and declares that the future welfare of the nation and the well-being of its citizens depends upon establishing and maintaining viable urban communities as social, economic, and political entities and requires systematic and sustained action by federal, state, and local governments to eliminate blight and conserve and renew older urban areas in order to improve the living conditions and environment of low- and moderate-income families and to develop new centers of population growth and economic activity; and

Of utmost importance to the welfare of the community and a vital concern under the Act with regard to persons of low- and moderate-income is eliminating slums and blight, preventing blighting influence, and preventing the deterioration of private property, neighborhoods, and community facilities; and

The elimination of conditions that are detrimental to the health, safety, and public welfare, through code enforcement, acquisition, demolition, rehabilitation assistance, community development, and related activities are vital concerns to the City of Stockton ("City"); and

In compliance with 24 C.F.R., Parts 91, 92, 570, and 576, which address the Consolidated Submission for Community Planning and Development Programs, the City prepared a Consolidated Plan for Community Development Block Grant ("CDBG"), Home Investment Partnerships ("HOME"), and Emergency Solutions Grant ("ESG") Programs; and

The Consolidated Plan is the City's five-year planning document for CDBG, HOME, and ESG funds, which provides an assessment of local housing conditions and a long-term strategy for addressing community needs; and

Each year, the City prepares a One-Year Action Plan, which identifies the specific activities which will be funded during that year to accomplish the goals and objectives that were established in the Consolidated Plan; and

On February 27, 2020 and March 3, 2020, the Community Development Committee reviewed and made funding recommendations to the City Council; and

On March 27, 2020, a summary of the 2020-2021 One-Year Action Plan containing allocations and proposed uses of CDBG, HOME, and ESG funds was published in The Record, the local newspaper of general circulation, and posted in public places, thereby beginning a 30-day period for citizens to review and comment on the draft plans; and

The City's application for funds under the CDBG, HOME, and ESG Programs, which are incorporated in the One-Year Action Plan, must be filed with the United States Department of Housing and Urban Development ("HUD") on or before May 15, 2020; and

On April 28, 2020, the City Council held a public hearing, during which staff presented an overview of the elements of the proposed One-Year Action Plan, and citizens were provided an opportunity to comment and all persons requesting to be heard were heard and their comments considered; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council hereby approves the 2020-2021 One-Year Action Plan for the CDBG, HOME, and ESG Programs and the related application documents, all of which are on file with the Office of the City Clerk and the Economic Development Department, and a summary of which is attached hereto as Exhibit "1" and the One-Year Action Plan and Exhibit "2", sources and uses, both of which are incorporated by this reference.

2. The City Manager or his designee is hereby authorized to:

- a. Take such action as appropriate to file the 2020-2021 One-Year Action Plan and pursue the allocation of funds as set forth within the One-Year Action Plan and accompanying application.
- b. Execute all grant agreements and amendments and all other documents pertaining thereto and furnish such additional documentation as may be required by HUD and act as the authorized representative of the applicant.
- c. Make necessary adjustments to the CDBG, HOME, and ESG budgets upon receipt of actual 2020-2021 allocations from HUD.
- d. Upon receipt of said grant funds, to make all necessary appropriations of funds in compliance with and for the purposes stated in the One-Year Action Plan and accompanying application.
- e. Take any administrative actions with the subrecipients (i.e., contracting with the subrecipients) as appropriate to carry out the purpose and intent of this Resolution.

3. The City Council hereby assures the United States of America and the Secretary of HUD that the City, as the applicant, shall:

- a. Fully comply with the HUD regulations effectuated by Title VI of the Civil Rights Act of 1964.
- b. Fully comply with the federal labor standards imposed under Title VII of the Housing and Community Development Act of 1977.

4. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED April 28, 2020



MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:



ELIZA R. GARZA, CMC
City Clerk of the City of Stockton

APPENDIX B
Sources and Uses Table

2020-2021 SOURCES AND USES
COMMUNITY DEVELOPMENT BLOCK GRANT

	2018-19 ALLOCATION	2019-20 ALLOCATION	2020-2021 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement:	3,451,760	3,529,601	3,428,350	98,548
Program Income	200,000	175,000	175,000	-
Revolving Loan Fund Program Income (Rehan)	60,000	60,000	-	(60,000)
Revolving Loan Fund Program Income (Misc)	60,000	60,000	-	(60,000)
Successor Agency Repayment Program Income	1,856,742	708,428	1,857,891	84,965
Reprogrammed Funds	1,386,000	1,000,000	800,000	(200,000)
TOTAL SOURCES	\$ 6,718,502	\$ 5,323,227	\$ 5,960,741	\$ 637,514
USES OF FUNDS:				
Program Delivery Costs				
Administration	1,078,866	984,645	1,032,148	167,503
Program Delivery	300,000	248,353	300,000	51,647
Total	\$ 1,378,866	\$ 1,112,998	\$ 1,332,148	\$ 219,100
Housing Programs				
Emergency Repair Program	60,000	60,000	100,000	40,000
Housing Loan Pool	362,586	300,000	797,255	467,255
Homeless Initiative	435,000	106,343	200,000	93,857
Total	\$ 857,586	\$ 466,343	\$ 1,097,255	\$ 630,912
Subrecipient Assistance				
San Joaquin Fair Housing	186,745	150,000	125,000	(25,000)
Gospel Center Rescue Mission	118,255	75,932	87,748	13,816
Read to Me Stockton	50,000	25,000	-	(25,000)
Trabuco Press	35,000	25,000	25,000	-
Emergency Food Bank - Food Programs	30,000	33,500	43,500	10,000
Second Harvest Food Bank	30,000	20,000	30,000	10,000
Disability Resource Agency for Indep Living	30,000	15,000	-	(15,000)
SJC HSA - Meals on Wheels	10,000	12,000	12,000	-
Community Center for the Blind and Visually Impaired	-	7,650	18,880	5,750
Dread of Life	-	15,000	16,000	-
Children's Home of Stockton	-	25,000	-	(25,000)
Kelly's Angels Foundation	15,000	15,000	25,000	10,000
Stockton Shelter for the Homeless	-	125,000	125,000	-
Community Medical Centers, Inc - Public Facility	45,000	-	-	-
Child Abuse Prevention Council	-	-	60,000	60,000
Downtown Stockton Alliance	-	-	83,422	83,422
Total	\$ 550,000	\$ 541,882	\$ 645,000	\$ 103,018
Economic Development Program				
Commercial Façade Improvement Program	350,000	350,000	300,000	(50,000)
Small Business Micro Loan Program	50,000	50,000	50,000	-
Misc storefront Beautification Grant	-	-	20,000	20,000
Emergency Grant Program	10,000	10,000	10,000	-
Stockton Entrepreneurship Program	80,000	80,000	150,000	70,000
Fresh Produce Access Grant - Stockton Full of Produce	-	30,000	40,000	10,000
Hire Stockton - Workforce Development	-	-	80,000	80,000
Stockton Community Kitchen Incubator	-	-	60,000	60,000
Oak Park Ice Rink	600,000	-	326,000	(274,000)
Downtown Infill Infrastructure Program	900,000	300,000	-	(600,000)
Total	\$ 1,990,000	\$ 1,420,000	\$ 1,036,000	\$ (954,000)
Debt Service - Section 108 Loan	\$ 1,941,928	\$ 1,781,904	\$ 1,851,336	69,434
TOTAL USES OF FUNDS	\$ 6,718,502	\$ 6,323,227	\$ 5,960,741	\$ 637,514

**2020-2021 SOURCES AND USES
HOME INVESTMENT PARTNERSHIPS**

	2018-19 ALLOCATION	2019-20 ALLOCATION	2020-2021 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	1,759,186	1,612,015	1,594,173	(17,842)
Program Income	200,000	200,000	200,000	-
Reprogrammed Funds	-	-	-	-
TOTAL	\$ 1,959,186	\$ 1,812,015	\$ 1,794,173	\$ (17,842)
USES OF FUNDS:				
HOME Administration	195,919	161,202	179,417	(1,765)
Program Delivery	114,582	114,582	100,000	(14,582)
Loan Fund	1,384,807	1,274,429	1,275,630	1,201
CHDO Set-Aside	263,878	241,802	239,126	(2,676)
TOTAL	\$ 1,959,186	\$ 1,812,015	\$ 1,794,173	\$ (17,842)

EMERGENCY SOLUTIONS GRANT

	2018-19 ALLOCATION	2019-20 ALLOCATION	2020-2021 ALLOCATION	DIFFERENCE
SOURCES OF FUNDS:				
New Entitlement	290,376	292,889	292,582	(307)
TOTAL	\$ 290,376	\$ 292,889	\$ 292,582	\$ (307)
USES OF FUNDS:				
ESG Administration	\$ 9,971	\$ 9,717	\$ 10,000	283
Sub-Recipient Assistance				
Gospel Center Rescue Mission	24,950	23,642	25,439	1,597
Haven of Peace	20,955	20,056	21,582	1,526
St. Mary's Interfaith Dining Room	45,950	45,944	45,923	1,979
Stockton Shelter for the Homeless	54,850	52,278	54,415	2,137
Women's Center - Youth/Family Services	27,750	26,541	26,189	1,648
Central Valley Low Income Housing Corp.	108,150	104,421	95,054	(9,367)
CVLIHC (HMIS Administration)	-	12,050	11,980	(110)
Subrecipient Assistance Total	\$ 280,405	\$ 283,172	\$ 282,582	\$ (590)
TOTAL	\$ 290,376	\$ 292,889	\$ 292,582	\$ (307)

APPENDIX C
AP 90 ESG Review

Program Year 1 Action Plan ESG response:

1. The following standards for providing Homelessness Prevention and Rapid Re-Housing assistance have been developed in cooperation with the San Joaquin Continuum of Care. To date, policies have not been developed for homeless assistance activities, but the City is committed to working with the Continuum of Care in the development of those policies in the future.

A. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance

All participant households must meet the following requirements:

- o Assessment and approval by an authorized program case manager;
- o Household income (adjusted by size) below 30% of area median income; and
- o Household must either be homeless (federal definition) or at imminent risk of losing housing and show a reasonable expectation of becoming self-sufficient within three months.

B. Policies and procedures for coordination among providers.

CVLIHC, who provides the homelessness prevention and rapid re-housing activities for both the City of Stockton and San Joaquin County, has established relationships with all the local shelters and service providers. CVLIHC will conduct outreach to notify them of the ESG program, changes in eligibility standards, and the process for making referrals to the program. CVLIHC is also well known in the community and receives many calls directly from those looking for housing assistance.

Additionally, regular meetings of the San Joaquin Continuum of Care, which are open to all providers, will continue to serve as a venue for ongoing program planning and coordination and feedback for program improvement.

C. Policies and procedures for determining and prioritizing which eligible families will receive assistance

Assistance will be provided to eligible households in the order in which they are interviewed. If a household is eligible and funds are available, they will receive assistance. All rapid re-housing clients must meet HUD's homeless definition (24 CFR 576.2) – person(s) staying on the streets, in a shelter, or someone exiting an institution after a stay of 90 days or less and who resided in a shelter or on the streets before the institution. All prevention clients must be able to demonstrate at least two HUD defined risk factors and that except for this program, the household will become homeless. While the ability to sustain housing is not a threshold requirement for program eligibility, as a program goal it is a consideration in determining the amount and length of assistance.

- D. Standards for determining share of rent and utilities that participant will pay, how long assistance may be received, how the amount of that assistance will be adjusted over time. Include limits, if any, on maximum amount of assistance, maximum number of months, or maximum number of time they may receive assistance.*

The following guidelines shall apply to all participating households:

- o Rent assistance will be limited to units that meet reasonable rent standards established by HUD;
- o Rent assistance cannot duplicate by time or amount assistance of assistance from any other federal, state, or local rent subsidy;
- o No rents will be paid directly to a participant household or individual member of a participant household;
- o Assistance is limited to one episode of homelessness or threat of homelessness;
- o The maximum amount of monthly rent assistance will be \$1,000; and
- o The maximum amount of assistance (all categories or types combined) to any one household is \$2,500.

The following guidelines shall apply to short-term rent assistance:

- o One-time assistance to qualified households covering no more than current month rent and up to two months in arrears.

The following guidelines shall apply to medium-term rent assistance:

- o To qualify for more than one time assistance, participants must be reassessed by an authorized case manager monthly;
- o The level of rent assistance after the initial assistance will normally be reduced by at least ten percent each month;
- o The maximum assistance available is three months' rent assistance plus no more than one month in arrears; and
- o Assistance beyond three months is on an individual, case-by-case basis.

Security deposits may be made for program participants to obtain new housing and utility deposits may be made for new units or when service is restored.

1. While there is no formal central intake system within the San Joaquin Continuum of Care, all homeless services providers, including those providing homeless prevention and rapid re-housing assistance, utilize the same HMIS. With a single subrecipient administering prevention and re-housing efforts, a single assessment tool is used for these activities. In addition, the City of Stockton is working with the San Joaquin Continuum of Care to develop and implement a formal coordinated assessment tool and process for use by all providers.
2. A Notice of Funding Availability was issued in November, 2019 notifying interested organizations that the funding would be available. The Community Development Committee (CDC), a citizen's advisory group, met on February 6, 13, 27 and March 3, 2020

and reviewed the ESG applications and made funding recommendations which were forwarded to the City Council. A public hearing before the City Council was held on April 28, 2020 at which time the Council approved the allocation of ESG funds.

4. All ESG subrecipient organizations have homeless or formerly homeless individuals as members of their Boards of Directors. Through coordination with the San Joaquin Continuum of Care, input on programs and policies from homeless and/or formerly homeless persons is provided regarding decisions on the use of ESG funds.
5. Performance standards for the ESG Rapid Re-housing and Homeless Prevention activities are based on standards used in evaluating HPRP performance and were developed in coordination with the San Joaquin Continuum of Care. These measures take into account the reduced level of funding that is available through the ESG program than was available through the HPRP. Specific performance measures focus on housing stability and recidivism, which are linked together; measurement is possible because all homeless service providers in the Continuum of Care participate in the HMIS.

Housing Stability: 70% of program participant households will maintain housing stability for 6 months following the end of rental assistance.

Measurement: Percentage of program participant households who maintain tenancy for 6 months following the end of rental assistance.

Recidivism: Less than 30% of program participant households will experience a subsequent episode of homelessness as evidenced by their return to emergency shelter.

Measurement: Total number of adult program participants with successful exits from the program (with a successful housing outcome) that had an emergency shelter stay of at least 1 night within 6 months of exiting the program.

The City and the San Joaquin Continuum of Care will continue to discuss and examine additional, feasible performance standards. Other standards will be considered as the programs evolve.

The City of Stockton and the San Joaquin Continuum of Care have worked together to develop the policies and procedures that have been developed for ESG activities and to discuss the basic allocation of ESG funds. Meetings focused on how to replicate the successes of the joint HPRP effort of San Joaquin County and the City of Stockton. Based on HPRP results, there was a general conclusion that the most effective use of ESG funds would be to continue the providing funding to the homeless shelters at essentially the same level as in prior years, with the remaining funding going to continue the homeless prevention and re-housing program as initially implemented in 2009. However, specific allocations of funds were made by the CDC and the City Council as described previously.

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020/2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

H. Bob
Signature of Authorized Official

5/14/20
Date

City Manager
Title

ATTEST:
CLERK OF THE CITY OF STOCKTON
By M. K. Maurice



Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

H. Bob
Signature of Authorized Official

5/14/20
Date

City Manager
Title

ATTEST:
CLERK OF THE CITY OF STOCKTON
By [Signature]



Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

H. S. Bax
Signature of Authorized Official

5/14/20
Date

City Manager
Title

ATTEST:
CLERK OF THE CITY OF STOCKTON
By UMKmanee



APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1552, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Section, select appropriate letter(s): _____ Other (Specify): _____
* 3. Date Received: 5/14/20	4. Applicant Identifier: _____	
5a. Federal Entry Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Stockton		
* b. Employer/ Taxpayer Identification Number (EIN/TIN): 94-6003435	* c. Organizational DUNS: R44001640100	
d. Address:		
* Street1: 425 North St	* Street2: _____	
* City: Stockton	* County/Parish: San Joaquin	
* State: CA	* Province: California	
* Country: USA	* Country: UNITED STATES	
* Zip / Postal Code: 95208-1951		
e. Organizational Unit:		
Department Name: Economic Development Dept.	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	* First Name: Justice	
Middle Name: _____		
* Last Name: Miller		
Suffix: _____		
Title: Assistant Director		
Organizational Affiliation: _____		
* Telephone Number: 209-907-6910	* Fax Number: 209-907-0099	
* Email: justice.miller@stocktonca.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (Specify):		
* 10. Name of Federal Agency:		
U.S. Department of Housing and Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
LA 010		
CFDA Title		
Community Development Block Grant (CDBG)/Substantial Grants		
* 12. Funding Opportunity Number:		
* Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="New Attachment"/>		
* 15. Descriptive Title of Applicant's Project:		
City of Stockton's 2000-2008 Consolidated Plan and 2008-2011 Action Plan		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="New Attachment"/>		

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="3,428,150.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="800,000.00"/>
* f. Program income	<input type="text" value="1,732,391.00"/>
* g. TOTAL	<input type="text" value="5,960,541.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internal site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

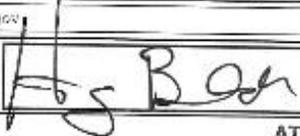
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* E-mail:

* Signature of Authorized Representative: 



ATTEST:
CLERK OF THE CITY OF STOCKTON
By: 

5/14/21

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

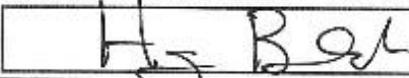
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 ad-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Listings

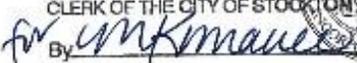
Authorized for Local Reproduction

Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

11. Will comply or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-642) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-203).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§409a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Stockton (CEBG Program)	DATE SUBMITTED 5/14/20

SF-24D (Rev. 7/97) Back

ATTEST:
CLERK OF THE CITY OF STOCKTON
By 


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application		* 2. Type of Application: * If Revision, select appropriate intent: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="5/14/22"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only: 6. Date Received by State: <input type="text"/> 7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Stockton"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-9090036"/>		* c. Organizational EUNS: <input type="text" value="0316031310000"/>
d. Address:		
* Street1: <input type="text" value="425 North G. Daniels Street"/>		
* Street2: <input type="text"/>		
* City: <input type="text" value="Stockton"/>		
* County/Parish: <input type="text" value="San Joaquin"/>		
* State: <input type="text" value="CA - California"/>		
* Province: <input type="text"/>		
* Country: <input type="text" value="USA - UNITED STATES"/>		
* Zip/Postal Code: <input type="text" value="95202-1551"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Economic Development Dept."/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/> * First Name: <input type="text" value="Janice"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Miller"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Assistant Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="209-937-8610"/>		Fax Number: <input type="text" value="209-937-6056"/>
* Email: <input type="text" value="janice.miller@stocktonca.gov"/>		

Application for Federal Assistance 5F-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="City or County Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.039"/>	
<p>CFDA Title:</p> <input type="text" value="HOUS. INVESTMENT, DEVELOPING PROGRAM"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text"/>	
<p>* Title:</p> <input type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/>	
<p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-between;"> Add Attachment Delete Attachment View Attachments </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="City of Stockton's 2020-2025 Consolidated Plan and 2020-2021 Action Plan"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-between;"> Add Attachments Delete Attachments View Attachments </div>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 *a. Applicant: *b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 *a. Start Date: *b. End Date:

18. Estimated Funding (\$):

*a. Federal	<input type="text" value="1,594,173.00"/>
*b. Applicant	<input type="text"/>
*c. State	<input type="text"/>
*d. Local	<input type="text"/>
*e. Other	<input type="text"/>
*f. Program Income	<input type="text" value="200,000.00"/>
*g. TOTAL	<input type="text" value="1,794,173.00"/>

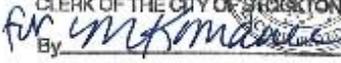
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 21B, Section 1001)
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: *First Name:
 Middle Name:
 *Last Name:
 Suffix:
 *Title:
 *Telephone Number: Fax Number:
 *Email:
 *Signature of Authorized Representative:

ATTEST:
 CLERK OF THE CITY OF STOCKTON
 By 

 5/14/20

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number 4040-0049
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0548-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

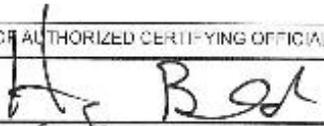
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725-4783) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPW's Standards for a Merit System of Personnel Administration (5 C.F.R. 900 - Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1605-1606) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1977 (P.L. 95-255) as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

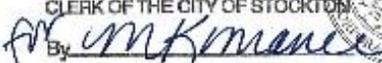
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Standard Form 424D (Rev. 7/97)
Prescribed by OMB Circular A-132

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 16 U.S.C. §974), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11736; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11986; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-623); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Stockton (HCKE Program)	DATE SUBMITTED 5/14/20

ATTEST:
CLERK OF THE CITY OF STOCKTON
By 



SF-424D (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 3. Reason, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 6/14/22	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Stockton		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 93-5800136	* c. Organizational DUNS: 8316034310000	
d. Address:		
* Street1: 125 South 31 Dorado Street	Street2: _____	
* City: Stockton	County/Parish: San Joaquin	
* State: CA: California	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 95202-1051	
e. Organizational Unit:		
Department Name: Economic Development Dept.	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	* First Name: Janice	
Middle Name: _____	* Last Name: Miller	
Suffix: _____	Title: Assistant Director	
Organizational Affiliation: _____		
* Telephone Number: 209-937-8810	* Fax Number: 209-937-8899	
* Email: janice.miller@stocktonca.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
U.S. Department of Housing and Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
14.251		
CFDA Title:		
Emergency Relational Grant (HRG) Program		
* 12. Funding Opportunity Number:		
Title:		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel Attachment"/>		
* 15. Descriptive Title of Applicant's Project:		
City of Stockton's 2009-2015 Consolidated Plan and 2021-2025 Action Plan		
Attach supporting documents as specified in agency instructions.		
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel Attachment"/>		

Application for Federal Assistance SF-424

16. Congressional Districts Df:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="292,582.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="292,582.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes," provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)
 I AGREE

* The list of certifications and assurances, or an internet site where you may obtain this list is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: Fax Number:
 * Email:
 * Signature of Authorized Representative: 



ATTEST:
 CLERK OF THE CITY OF STOCKTON
 By M. K. Mance

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4649-0025
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:

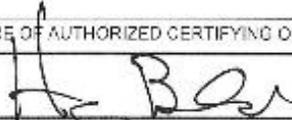
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255) as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§801 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

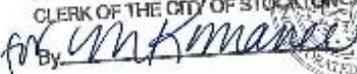
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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) installation of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11968; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11563 (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Stockton (IS3G Program)	DATE SUBMITTED 3/14/20

ATTEST:
CLERK OF THE CITY OF STOCKTON
By 



SF-424D (Rev. 7-97) Back

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook
	List the name of the organization or individual who originated the data set. Office intern
	Provide a brief summary of the data set. neighborhood needs study for Maplebrook neighborhood
	What was the purpose for developing this data set? analysis of existing housing and land use and a survey of residents regarding priority needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? one geographic area
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? July 1 - 31, 2014
	What is the status of the data set (complete, in progress, or planned)? complete
2	Data Source Name 2014 Shelter Count
	List the name of the organization or individual who originated the data set. Homeless Management Information System (HMIS); Central Valley Low-Income Housing Corporation (CVLIHC)
	Provide a brief summary of the data set. Emergency and transitional shelter count data are as reported by the Homeless Management Information System (HMIS) for the period from 01/01/2014 to 12/31/2014. Note that the reported estimates of the number of sheltered homeless may include a small amount of duplication between individuals represented in the emergency shelter count, as well as in the transitional housing count. This is due to the transitioning of some individuals who at one time lived in emergency shelter facilities into transitional housing facilities during the same calendar year.
	What was the purpose for developing this data set? To identify the number of homeless individuals residing in emergency shelter and transitional housing facilities within the City of Stockton.

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Coverage includes all emergency shelter and transitional housing facilities located within the City of Stockton that are included in the HMIS system.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data presented represent annual unduplicated figures for the period from 01/01/2014 to 12/31/2014.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>2013 Point-In-Time Homeless Count</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Stockton/San Joaquin County Continuum of Care (CoC) Central Valley Low Income Housing Corporation (CVLIHC)</p> <p>Provide a brief summary of the data set.</p> <p>San Joaquin County undertook a Point-in-Time (PIT) count of the unsheltered homeless persons within its borders during the final week of January 2013 as part of an overall assessment of homelessness within the jurisdiction. The count was conducted according to congressional direction given to the federal Housing and Urban Development Department — a contractual obligation on the part of the county incurred by receiving certain funds to assist homeless individuals and families.</p> <p>What was the purpose for developing this data set?</p> <p>The purpose of the PIT count is to quantify the scope and nature of homelessness in a given community. The PIT is conducted every two years on the same day in communities across the United States.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Unsheltered homeless families and individuals were encouraged to gather at Homeless Connection events hosted in the major San Joaquin County cities — Stockton, Tracy, Lodi, and Manteca — to access support services and to be counted. Surveys were only conducted for those who self-identified as meeting the HUD definition of unsheltered homeless — those who were actively staying in a car, tent, condemned building, under an overpass, or in another place otherwise unfit for human habitation — the night before the count. Those staying in homeless shelters, transitional housing for the homeless, doubled-up with friends or family members, or those who are housed thanks to a government subsidy such as Section 8, VASH, or General Relief were not included in this count.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>PIT count activities were undertaken during the final week of January in 2013.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>Public Housing Records</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Office of Public and Indian Housing Information Center (PIH Information Center or PIC) Housing Authority of the County of San Joaquin (HACSJ)</p>
	<p>Provide a brief summary of the data set.</p> <p>In order to utilize jurisdiction-level data, the HACSJ provided data from the PIC specific to public housing residents and Housing Choice Voucher (HCV) program participants living within the City of Stockton.</p>
	<p>What was the purpose for developing this data set?</p> <p>The dataset allows a jurisdiction-level analysis of demographic and socioeconomic trends associated with residents of public housing developments and HCV program participants.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This administrative data source is comprehensive and covers all public housing residents and HCV program participants.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data were pulled from the PIC by the HACSJ in February of 2015.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
5	<p>Data Source Name</p> <p>2015 Point-in-Time Homeless Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Stockton/San Joaquin County Continuum of Care (CoC) Central Valley Low Income Housing Corporation (CVLIHC)</p>

	<p>Provide a brief summary of the data set.</p> <p>San Joaquin County undertook a Point-in-Time (PIT) count of the unsheltered homeless persons within its borders during the final week of January 2015 as part of an overall assessment of homelessness within the jurisdiction. The count was conducted according to congressional direction given to the federal Housing and Urban Development Department — a contractual obligation on the part of the county incurred by receiving certain funds to assist homeless individuals and families.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the PIT count is to quantify the scope and nature of homelessness in a given community. The PIT is conducted every two years on the same day in communities across the United States.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Unsheltered homeless families and individuals were encouraged to gather at Homeless Connection events hosted in the major San Joaquin County cities — Stockton, Tracy, Lodi, and Manteca — to access support services and to be counted. Surveys were only conducted for those who self-identified as meeting the HUD definition of unsheltered homeless — those who were actively staying in a car, tent, condemned building, under an overpass, or in another place otherwise unfit for human habitation — the night before the count. Those staying in homeless shelters, transitional housing for the homeless, doubled-up with friends or family members, or those who are housed thanks to a government subsidy such as Section 8, VASH, or General Relief were not included in this count.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>PIT count activities were undertaken during the final week of January in 2015.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>In progress, mostly complete.</p>
6	<p>Data Source Name</p> <p>Homeless Management Information System</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Central Valley Low income Housing Corporation (CVLIHC)</p> <p>Homeless Management Information System (HMIS)</p>

	<p>Provide a brief summary of the data set.</p> <p>Emergency and transitional shelter count data are as reported by the Homeless Management Information System (HMIS) for the period from 01/01/2014 to 12/31/2014. Note that the reported estimates of the number of sheltered homeless may include a small amount of duplication between individuals represented in the emergency shelter count, as well as in the transitional housing count. This is due to the transitioning of some individuals who at one time lived in emergency shelter facilities into transitional housing facilities during the same calendar year.</p> <p>What was the purpose for developing this data set?</p> <p>To identify the number of homeless individuals residing in emergency shelter and transitional housing facilities within the City of Stockton.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Coverage includes all emergency shelter and transitional housing facilities located within the City of Stockton that are included in the HMIS system.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data presented represent annual unduplicated figures for the period from 01/01/2014 to 12/31/2014.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
7	<p>Data Source Name</p> <p>Housing Authority of the County of San Joaquin</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Housing Authority of the County of San Joaquin</p> <p>Provide a brief summary of the data set.</p> <p>The Housing Authority of the County of San Joaquin maintains a variety of data sets pertaining to the services that they provide, including an inventory of affordable housing properties and housing choice vouchers, among other information.</p> <p>What was the purpose for developing this data set?</p> <p>The data sets provided by the Housing Authority of the County of San Joaquin are maintained for administrative reasons related to the management of a variety of housing programs.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data pertain to all programs within San Joaquin County that are managed by the Housing Authority of the County of San Joaquin.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data provided by the Housing Authority of the County of San Joaquin pertain to current conditions and/or conditions experienced in Stockton and San Joaquin County over the prior five year planning period.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is managed and updated on an ongoing basis by the Housing Authority of the County of San Joaquin.</p>
8	<p>Data Source Name</p> <p>Data not available</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>N/A</p>
	<p>Provide a brief summary of the data set.</p> <p>N/A</p>
	<p>What was the purpose for developing this data set?</p> <p>N/A</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
9	<p>Data Source Name</p> <p>HUD FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program. The HOME program rent limits establish the maximum rents that can be charged to tenants under the HOME Investment Partnerships Program.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data is developed by HUD for use in the administration of HUD programs.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is provided nationally, as well as for states, counties, and sub-county jurisdictions, as deemed necessary by HUD.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Data is published annually.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
10	<p>Data Source Name</p> <p>2011-2015 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is provided nationally, as well as for states, counties, and sub-county jurisdictions, as deemed necessary by HUD.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The information used in this case include the 2011-2015 CHAS, which was the most recent data available at the time.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
11	<p>Data Source Name</p> <p>Unknown (a)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>N/A</p>

	<p>Provide a brief summary of the data set.</p> <p>N/A</p>
	<p>What was the purpose for developing this data set?</p> <p>N/A</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
12	<p>Data Source Name</p> <p>2019 Point-in-Time Homeless Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Stockton/San Joaquin County Continuum of Care (CoC)</p> <p>Central Valley Low Income Housing Corporation (CVLIHC)</p>
	<p>Provide a brief summary of the data set.</p> <p>San Joaquin County undertook a Point-in-Time (PIT) count of the unsheltered homeless persons within its borders during the final week of January 2019 as part of an overall assessment of homelessness within the jurisdiction. The count was conducted according to congressional direction given to the federal Housing and Urban Development Department — a contractual obligation on the part of the county incurred by receiving certain funds to assist homeless individuals and families.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the PIT count is to quantify the scope and nature of homelessness in a given community. The PIT is conducted every two years on the same day in communities across the United States.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The last week of January 2019.</p>

Briefly describe the methodology for the data collection.

In response to regulatory requirements for communities receiving a variety of funds from the federal Department of Housing and Urban Development (HUD) to address homelessness, the San Joaquin Continuum of Care (SJCoC) conducted a Point-in-Time Count of both sheltered and unsheltered homeless persons during the last week of January 2019. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, adopted by Congress in 2012 to amend the McKinney-Vento Act, requires all CoC-funded projects and all projects funded in whole or in part by Emergency Solutions Grant funds (except for projects whose clientele are solely domestic violence victims) to enter data into a local Homeless Management Information System (HMIS). All such projects within the San Joaquin Continuum of Care enter data regarding those served into the locally administered HMIS, which is primarily how the sheltered count is obtained. Additionally, projects which do not receive these funds and therefore do not participate in the HMIS were asked to contribute point in time count data to this report. The unsheltered count is obtained by engaging volunteers to collect point in time data throughout San Joaquin County through surveys, observations and supportive service events.

Describe the total population from which the sample was taken.

This survey was approached as more of a census than a true sample. The CoC found 2,629 homeless individuals living in San Joaquin County, including 1,071 sheltered and 1,558 unsheltered.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

The “sheltered homeless” population should be understood as “homeless people who have emergency or temporary shelter”: sheltered homeless persons do not have permanent housing, and are considered homeless. Sheltered homeless include those persons living in an emergency shelter or persons assisted by a project deemed to provide transitional housing for homeless persons. The definition of “sheltered homeless” also includes those persons being housed in motels or similar locations through a voucher provided by either a community-based organization or a unit of local government. Under the definitions mandated by HUD, homelessness does not include persons moving frequently from one location to another (“couch-surfing”), those who are incarcerated or are in an institutional setting even if homeless upon entry, transient farm workers, persons housed with rental assistance such as Housing Choice Vouchers, or those persons whose housing is provided through San Joaquin County’s General Assistance program. “Unsheltered homeless” include persons living on the street, in vehicles, and in informal or formal encampments.